

**A. ADMINISTRATIVE SITE PLAN REPORT & DECISION**

**REPORT DATE:** January 12, 2016

**Project Name:** Sunset Terrace Development – Building I

**Owner:** Colpitts Development Company LLC; 2256 38<sup>th</sup> Place E; Seattle, WA 98112

**Applicant/Contact:** Kent Smutney; Veer Architecture; 600 108<sup>th</sup> Ave NE, Ste 503; Renton, WA 98004

**File Number:** LUA15-000159, SA-A

**Project Manager:** Rocale Timmons, Senior Planner

**Project Summary:** The applicant is requesting Administrative Site Plan Review for the construction of a 6-story mixed-use building containing 110 residential units and 2,078 square feet of commercial space. The subject site is located on the east side of Harrington Ave NE, between NE Sunset Blvd and Sunset Lane NE and is the second phase of the larger Renton Sunset Terrace Redevelopment Master Site Plan (LUA10-052 and LUA14-001475). The mixed-use structure would have an average height of approximately 70 feet. The vacant 26,320 square foot site is located within the Center Village (CV) zoning classification. Primary vehicular access to the site would be provided via a shared driveway (with the abutting Sunset Highlands Library to the east) extended from Sunset Lane NE. A total of 119 parking spaces would be provided within three levels of structured parking of which two floors are located below grade. There appears to be no critical areas located on site.

**Project Location:** NE Sunset Blvd and Harrington Ave NE

**Site Area:** 26,310 SF



*Project Location Map*

**B. EXHIBITS:**

- Exhibit 1: Sunset Terrace Development Bldg 1 - Administrative Report and Decision
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Elevations
- Exhibit 5: Floor Plans
- Exhibit 6: Utility Plan
- Exhibit 7: Sunset Area Community Planned Action Final EIS (dated April 1, 2011)
- Exhibit 8: Sunset Area Planned Action Ordinance #5740
- Exhibit 9: Sunset Planned Action Area Map
- Exhibit 10: Sunset Area EIS Mitigation Measures (dated December 8, 2014)
- Exhibit 11: VAC13-001 Street Vacation Plan
- Exhibit 12: LUA 13-001114 Lot Line Adjustment Plan
- Exhibit 13: Density Transfer Agreement
- Exhibit 14: Transportation Concurrency
- Exhibit 15: Sunset Master Site Plan HEX Decision (LUA14-001475)
- Exhibit 16: Sunset Master Site Plan
- Exhibit 17: Sunset Library HEX Decision (LUA13-001720)
- Exhibit 18: Revised Elevations (dated October 22, 2015)

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** Colpitts Development Company LLC  
2256 38th Place E  
Seattle, WA 98112
- 2. **Zoning Classification:** Center Village (CV)
- 3. **Comprehensive Plan Land Use Designation:** Commercial Mixed Use (CMU)
- 4. **Existing Site Use:** Vacant
- 5. **Neighborhood Characteristics:**
  - a. **North:** Future City Park (CV)
  - b. **East:** Sunset Library (CV)
  - c. **South:** NE Sunset Blvd
  - d. **West:** Future Sunset Terrace Development – Bldg II (CV zone)
- 6. **Site Area:** 0.604 acres

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015

Zoning	N/A	5758	06/22/2015
Annexation	N/A	5693	09/09/1959
LLA	LUA13-001114	N/A	10/10/2013
Sunset Area Planned Action EIS	LUA10-052	N/A	06/06/2011
Planned Action Ordinance	N/A	5740	12/8/2014
Renton Sunset Redevelopment Master Site Plan	LUA14-001475	N/A	1/14/2015

#### **E. PUBLIC SERVICES:**

##### **1. Existing Utilities**

- a. Water: Water service will be provided by the City of Renton. The project is located in the 565 pressure zone.
- b. Sewer: Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Harrington Ave NE and Sunset Lane NE.
- c. Surface/Storm Water: There are storm drainage improvements in Sunset Lane NE and Harrington Ave NE.

##### **2. Streets**: There are partial street improvements along the frontages of the site.

##### **3. Fire Protection**: City of Renton Fire Department.

#### **F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

##### **1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-120: Commercial Development Standards

##### **2. Chapter 3 Environmental Regulations**

- a. Section 4-3-050: Critical Area Regulations
- b. Section 4-3-100: Urban Design Regulations

##### **3. Chapter 4 Property Development Standards**

##### **4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

##### **5. Chapter 9 Permits – Specific**

- a. Section 4-9-200: Master Plan and Site Plan Review

##### **6. Chapter 11 Definitions**

**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

**H. FINDINGS OF FACT (FOF):**

1. The applicant, Colpitts Development Company, is requesting Administrative Site Plan Review for the construction of a new 6-story mixed-use building containing 110 residential units and 2,078 square feet of commercial space.
2. In January of 2015, the City of Renton, along with the Renton Housing Authority (RHA), King County Library System, Colpitts Development, and community partners, received Master Site Plan approval and a Conditional Use Permit for the redevelopment the Sunset Terrace public housing community. The community is approximately 15-acres within the larger Sunset Area Community Neighborhood in northeast Renton (LUA14-001475, Renton Sunset Redevelopment Master Site Plan) (Exhibit 15 and 16).
3. The approved Renton Sunset Redevelopment Master Site Plan included approximately 675 residential units and a range of commercial space; with a low end of 19,500 square feet and an upper range of 59,000 square feet.
4. The proposed project is the second phase of the Renton Sunset Redevelopment Master Site Plan.
5. The Renton Sunset Redevelopment Master Site Plan remains valid and effective through January 14, 2025.
6. The purpose of the master plan process is to evaluate projects at a broad level and provide guidance for development projects with multiple buildings on a single large site. Master plan review allows for consideration and mitigation of cumulative impacts from large-scale development and allows for coordination with City capital improvement planning. Major project elements evaluated as part of the Renton Sunset Redevelopment Master Site Plan include use, density, height, and lot coverage.
7. On December 8, 2014, the City determined that the Renton Sunset Redevelopment Master Site Plan was consistent with Reevaluation Alternative evaluated in the Reevaluation Addendum to the Sunset Area Community Planned Action FSEIS. The City also determined that the Renton Sunset Redevelopment Master Site Plan is within the development levels or parameters as specified in the Sunset Planned Action Ordinance, Ordinance No. 5740 (Exhibit 8). Therefore, no additional Environmental 'SEPA' Review is required for the subject proposal.
8. The FSEIS Reevaluation Addendum and revised Mitigation Measure document was issued for the Sunset Planned Action in December 2014 and is applicable to the proposal (Exhibit 10).
9. The Planning Division of the City of Renton accepted the above master application for review on March 11, 2015 and determined the application complete on March 20, 2015. The project was placed on hold on June 23, 2015 and taken off hold on November 2, 2015.
10. The project site is located on the northeast corner of Harrington Ave NE and NE Sunset Blvd; bordered by NE Sunset Blvd to the south, by Sunset Lane NE to the north, and Harrington Ave NE to the west.
11. The property is located within the Commercial Mixed Use (CMU) Comprehensive Plan land use designation, the Center Village (CV) zoning classification, and Design District 'D'.
12. Parking is proposed on three levels of structured parking, one below grade, one partially below grade and one above grade. The applicant is proposing a total of 119 parking stalls.
13. Access to the site is proposed via the single entry to the structured parking located on Sunset Lane NE. The shared access ramp is being designed to accommodate the recently constructed Highlands Library (LUA13-001720).

14. The applicant is proposing street improvements along Harrington Ave NE. Street improvements along NE Sunset Blvd and Sunset Lane NE are anticipated to be developed as part of the City's Transportation Capital Improvement Plan.
15. There are no critical areas located on site.
16. The site is primarily vacant with a party wall, stairs, and access ramp to structured parking to be shared with the proposed development and the existing library. All existing improvements are proposed to be retained.
17. The tallest point of the structure would be approximately 70 feet above existing grade plane. The proposed building materials would be a combination of a fiber-cement panels, wood textured fiber cement panels, aluminum storefront window systems, and (Exhibit 4).
18. There are no significant trees on site.
19. The property slopes northeast to southwest with a topographical relief of approximately 4 feet. The proposed project will generate 13,600 CY of export.
20. Construction is anticipated to commence in April of 2016 with substantial completion scheduled for May 2017.
21. No public or agency comments were received.
22. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
23. **Comprehensive Plan Compliance:** The site is designated Commercial Mixed Use (CMU) on the City's Comprehensive Plan Map. The purpose of the CMU designation is for redevelopment into compact urban development with a pedestrian-oriented, mixed-use center, and community focal point. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Goal L-J:</b> Develop well-balanced, attractive, convenient Centers serving the City and the region that create investment opportunities in urban scale development, promote housing close to employment and commercial areas, reduce dependency on automobiles, maximize public investment in infrastructure and services, and promote healthy communities.
✓	<b>Policy L-52:</b> Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.
✓	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	<b>Policy L-52:</b> Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.
✓	<b>Policy L-53:</b> Orient buildings in developments toward the street or a common area,



	rather than toward parking lots.
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- 24. Zoning Development Standard Compliance:** The purpose of the CV zone is to provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards, which supports transit-oriented development and pedestrian activity. Use allowances promote commercial and retail development opportunities for residents to shop locally. RMC 4-2-120A provides development standards for development within the CV zoning classification. The following standards are applicable to the proposal:

Compliance	CV Zone Develop Standards and Analysis
Compliant if condition of approval is met	<p><b>Density:</b> Per RMC 4-2-120A the allowed density range in the CV zone is a minimum of 20 dwelling units per net acre (du/ac) up to a maximum of 80 du/ac.</p> <p><i>Staff Comment:</i> The 110 unit proposal would arrive at a net density of 183.33 dwelling units per acre (110 units / 0.60 acres = 183.33 du/ac), which exceeds the permitted density range for the CV zoning designation.</p> <p>As part of the approved Renton Sunset Redevelopment Master Site Plan decision (Exhibit 15), Sunset Terrace Buildings I, II, and III were approved to exceed the maximum density allowance as determined by the size of their individual sites. Given the Master Planned public park will not be developed with residential units there were opportunities to transfer underutilized density off of the park to the subject site. Viewed in context of the overall Sunset Terrace Site, which since 2011 has been planned comprehensively, the density would equal about 65 units per acre, less than the 80 units per acre maximum of the CV zone.</p> <p>A condition of Master Site Plan approval required a Development/Density Transfer Agreement be executed by the City and Colpitts prior to detailed Site Plan Review approval for any phase of development which intends to utilize unused residential density from the proposed park acreage (Exhibit 15). The conditioned Development/Density Transfer Agreement was executed on November 2, 2015 (Exhibit 13).</p> <p>Therefore, the proposed density for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with and implements the approved Renton Sunset Redevelopment Master Site Plan-2014 (Exhibit 15). Staff recommends a condition of approval requiring the applicant comply with all applicable covenants of the Density Transfer Agreement, dated November 2, 2015, prior to building permit approval.</p>
N/A	<p><b>Lot Dimensions:</b> Per RMC 4-2-120A the minimum lot size, in the CV zone, is 25,000 square feet.</p>
✓	<p><b>Lot Coverage:</b> Per RMC 4-2-120A the allowed lot coverage is 65 percent of the total lot area or 75% if parking is provided within the building or within an on-site parking garage.</p> <p><i>Staff Comment:</i> The proposed building would have a footprint of 25,500 square feet on the 26,320 square foot site resulting in a building lot coverage of approximately 96.9 percent.</p> <p>While the subject site exceeds the lot coverage standard requirement, the City concluded lot cover would be reviewed collectively within the approved Sunset Redevelopment Master Site Plan. When the proposed lot coverage is considered in the context of the entire redevelopment plan area, the average lot coverage proposed for</p>

	<p>master planned development is well below 65 percent. Therefore, the proposed lot coverage for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with and implements the approved Renton Sunset Redevelopment Master Site Plan-2014 (Exhibit 15).</p>								
✓	<p><b>Setbacks:</b> Per RMC 4-2-120A the CV zone requires a minimum front yard setback, and side yard setback along-a-street, of 10 feet which may be reduced to zero feet during the site plan development review process, provided blank walls are not located within the reduced setback. There is a maximum front yard setback of 15 feet. The CV zone has no rear or side yard setback at this location.</p> <p><u>Staff Comment:</u> The following table contains setbacks, at the closest point, for the proposed structure:</p> <table><tr><th>West Side Yard Along a Street Setback (Harrington Ave NE)</th><th>East Setback</th><th>North Side Yard Along a Street Setback (Sunset Lane NE)</th><th>South Side Yard Along a Street Setback (NE Sunset Blvd)</th></tr><tr><td>9 feet and 8 inches</td><td>0 feet</td><td>1 foot</td><td>0 feet</td></tr></table> <p>The applicant is requesting a reduction in setbacks due to the width of the subject site. The size of the subject parcel was defined by the lot line adjustment/street dedication and street vacation completed in 2013 along NE Sunset Blvd and Sunset Lane NE respectively (Exhibits 11 and 12). The width of the street vacation was restrained by the City, in order to provide a largest space possible for the future public park across Sunset Lane NE which limited the size of the subject parcel.</p> <p>There are no blank walls proposed within the reduced setback along Sunset Lane NE or Harrington Ave NE. However, blank walls exist in the proposed design along NE Sunset Blvd. The applicant has proposed the use of trellises and landscape niches to support planting. Additionally, decorative art screens, changes in patterning of the concrete wall, and a covered seating area are proposed in order to mitigate the blank wall within the reduced setback. The proposed architectural elements are visually interesting and reinforce the intended human-scale character of the pedestrian environment which serve to partially meet the guidelines of the design standards (see FOF 27, Design District Analysis: Site Design and Building Location). However, the proposed elements do not eliminate the blank wall or create an attractive space which unifies the building and street environment in a way that is inviting and comfortable for pedestrians. This is especially important along NE Sunset Blvd, a state route, with plans for a TIP project with objectives to provide a more comfortable pedestrian environment. Additionally, design district standards require parking structures provide space for ground floor commercial uses along street frontages at a minimum of 75% of the building frontage width (see FOF 27, Design District Analysis: Site Design and Building Location).</p> <p>If the setback reduction is approved, the reduced setback would provide little area to create an attractive space that unifies the building and the street environment. However, given the limitations of the site would preclude additional setbacks the pedestrian environment should be enhanced through architectural design.</p> <p>Building facades which are modulated and/or articulated reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Other design features and human scale elements could have also been incorporated into the design in order to enhance the aesthetic appeal.</p>	West Side Yard Along a Street Setback (Harrington Ave NE)	East Setback	North Side Yard Along a Street Setback (Sunset Lane NE)	South Side Yard Along a Street Setback (NE Sunset Blvd)	9 feet and 8 inches	0 feet	1 foot	0 feet
West Side Yard Along a Street Setback (Harrington Ave NE)	East Setback	North Side Yard Along a Street Setback (Sunset Lane NE)	South Side Yard Along a Street Setback (NE Sunset Blvd)						
9 feet and 8 inches	0 feet	1 foot	0 feet						

	<p>Therefore staff recommends a condition of site plan approval, requiring the applicant revise the ground floor along NE Sunset Blvd to include additional commercial uses with windows, doors/entries, building modulation, and other architectural detailing. The revised, elevation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.</p> <p>In expectation of the recommended condition, the applicant submitted revised elevations along NE Sunset Blvd following the submittal of the subject application (Exhibit 18). Staff determined proposed elevation revisions addressed staff's concerns and would serve to eliminate blank walls within the reduced setback along NE Sunset Blvd. Should the revised, or comparable, elevations be submitted as part of a building permit application staff would be supportive of the reduced setback from 10 to 0 feet.</p>
✓	<p><b>Building Orientation:</b> Per RMC 4-2-120A Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot.</p> <p><u>Staff Comment:</u> The proposed building has entry points on all three sides that are bound by streets. The main residential entry and four street orientated units have entries off Sunset Lane NE. There are two additional street oriented units that have entries off of Harrington Ave NE and there are commercial entries on NE Sunset Blvd. The proposal complies with the building orientation requirements of the code. Additional design standards for entries can be found in FOF 27, Design District Analysis: Site Design and Building Location.</p>
✓	<p><b>Building Height:</b> Per RMC 4-2-120A building height is restricted to 50 feet except 60 feet for mixed use (commercial and residential) in the same building.</p> <p><u>Staff Comment:</u> The height of the proposed structure would be 70 feet at the tallest point of the proposed flat roof.</p> <p>As part of the Renton Sunset Redevelopment Master Site Plan a Conditional Use Permit was approved for heights of 5-6 stories along NE Sunset Blvd and along the south portion of the Sunset Lane NE loop, which would exceed the current maximum height allowed by zoning.</p> <p>Requests for exceeding the building height limits are consistent with the Sunset Terrace Redevelopment Plan. When the proposed height is considered in the context of the entire redevelopment plan area, the average height proposed for the master planned development is well below 60 feet. Sunset Terrace has been identified as an area where it is desirable to develop residential uses to a density greater than currently exists. The additional height allows for the achievement of the proposed units and reflects the greater size of the park and redistribution of units to maximize the park site.</p> <p>Therefore, the proposed height for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with and implements the approved Renton Sunset Redevelopment Master Site Plan and Conditional Use Permit – 2014 (Exhibit 15).</p>
Compliant if condition of approval is met	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060.</p> <p><u>Staff Comment:</u> The proposed structure has less than the 10-foot required front yard and side yard along-a-street setbacks. As a result, the applicant has proposed limited landscaping along the street frontages of the site. Staff is recommending approval of</p>



	<p>the requested modification to the front yard building setback subject to conditions of approval (see FOF 24, CV Zone Development Standard Analysis: Setbacks). If all conditions of approval are met the proposal would comply with the on-site landscaping requirement per RMC 4-4-070.</p> <p>A conceptual landscape plan was submitted with the project application. The landscape plan includes a planting plan which contains 6 trees. The proposed tree species consist of fragrant snowbell trees. The shrubs proposed largely consist of golden bamboo, wintercreeper, and hybrid hellebore. The applicant will be required to submit a detailed landscape plan, subject to Current Planning Project Manager approval, prior to building permit approval.</p>												
N/A	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 10 percent of trees in a commercial development.</p>												
Compliant if condition of approval is met	<p><b>Screening:</b> All roof top and on-site surface mounted utility equipment shall be screened from public view.</p> <p><u>Staff Comment:</u> The proposed height of the building the roof is not expected to be visible at the street level. The applicant has included a cap to the building which would serve to overhang at the floor line of the highest level which in contrast will be visible at street level. However, it has not been demonstrated all roof top equipment will be screened.</p> <p>Additionally, the applicant did not provide details for surface equipment and/or screening identified for such equipment. As such staff recommends, as a condition of approval, the applicant provide a detailed screening plan identifying the location and screening provided for surface and roof mounted equipment. The screening plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.</p>												
✓	<p><b>Parking:</b> The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls be provided based on number of units and square of proposed uses.</p> <p><u>Staff Comment:</u> The following ratios would be applicable to the site:</p> <table><tr><th><u>Use</u></th><th><u>Square Footage of Use or # of units</u></th><th><u>Ratio</u></th><th><u>Required Spaces</u></th></tr><tr><td>Attached dwellings</td><td>110</td><td>Min: 1 spaces / 1 residential unit Max: 1.75 spaces / residential unit</td><td>Min: 110 Max: 193</td></tr><tr><td>Retail</td><td>2,078</td><td>Min: 2.5 spaces / 1,000 SF Max: 5 spaces / 1,000 SF</td><td>Min: 5 Max: 10</td></tr></table> <p>Based on the proposed uses, a minimum of 115 parking spaces would be required in order to meet code with a maximum of 203 stalls. The applicant proposed a total of 119 spaces within a structured parking garage. The proposal complies with the parking ratios of the code. The parking also conforms to the minimum requirements for drive aisle and parking stall dimensions and the provision of ADA accessible parking stalls. Any future revisions to the parking plan, as a result of compliance with recommended conditions of approval, will be reviewed for compliance with the parking code at the time of building permit review.</p>	<u>Use</u>	<u>Square Footage of Use or # of units</u>	<u>Ratio</u>	<u>Required Spaces</u>	Attached dwellings	110	Min: 1 spaces / 1 residential unit Max: 1.75 spaces / residential unit	Min: 110 Max: 193	Retail	2,078	Min: 2.5 spaces / 1,000 SF Max: 5 spaces / 1,000 SF	Min: 5 Max: 10
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Retail	2,078	Min: 2.5 spaces / 1,000 SF Max: 5 spaces / 1,000 SF	Min: 5 Max: 10										

N/A	<b>Loading Docks</b>
Compliant if condition of approval is met	<p><b>Refuse and Recyclables:</b> Per RMC 4-4-090 for multi-family developments a minimum of 1 ½ square feet per dwelling unit is required for recyclable deposit areas and a minimum of 3 square feet per dwelling unit is required for refuse deposit areas. In retail developments, a minimum of 5 square feet per every one 1,000 square feet of building gross floor area shall be provided for recyclables deposit areas and a minimum of ten 10 square feet per 1,000 square feet of building gross floor area shall be provided for refuse deposit areas.</p> <p><i>Staff Comment:</i> Based on the proposal for a total of 2,078 square feet of retail space; a minimum area of 100 square feet of refuse and recycle area would be required for the retail use. Another 495 square feet of refuse and recycle area should also be dedicated based on the proposal for 110 residential units. Overall a total of 595 square feet of refuse and recycle area should be included in the project design.</p> <p>Additionally, at least one deposit area/collection point for every 30 dwelling units is required.</p> <p>The applicant is proposing to locate a refuse and recycle utility areas within the building. However, square footage and the location of the designated refuse and recyclable area were not submitted with the land use application. In order to review consistency with the location and square footage requirements staff recommends a condition of approval requiring the applicant submit to the Current Planning Project Manager sizing and location detail for the refuse and recyclable deposit area prior to building permit approval. Additionally, the applicant would be required to demonstrate how refuse and recyclables would be picked up and where it would be located on pick-up day to the satisfaction of the Current Planning Project Manager.</p>
N/A	<p><b>Vehicles:</b> Per RMC 4-2-120 a connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA parcels without the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between a building and a public street.</p>
N/A	<b>Critical Areas</b>

- 25. Planned Action Ordinance Compliance:** The proposed Site Plan continues to meet the criteria outlined in the Planned Action Ordinance (Ordinance #5740) and qualifies as a planned action; the proposal does not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA (Exhibit 8). The applicant will be responsible for complying with all applicable mitigation measures.

Compliance	Planned Action Ordinance Compliance
✓	The proposal is located within the Sunset Planned Action area identified in Exhibit 9.
✓	The proposed uses and activities are consistent with those described in the Planned Action EIS and Planned Action Qualifications.
✓	The proposal is within the Planned Action thresholds and other criteria of the Planned Action Qualifications.
✓	The proposal is consistent with the City of Renton Comprehensive Plan and applicable zoning regulations
✓	The proposal's significant adverse environmental impacts have been identified in the

	Planned Action EIS.
✓	The proposal's impacts have been mitigated by application of the measures identified in Attachment B of Ordinance #5740, and other applicable City regulations, together with any modifications or variances or special permits that may be required.
✓	The proposal complies with all applicable local, state and/or federal laws and regulations, and the Environmental Review Committee determines that these constitute adequate mitigation.
✓	The proposal is not an essential public facility as defined by RCW.36.70A.200(1).

- 26. Site Plan Review:** Pursuant to RMC 4-9-200.B, Site Plan Review is required for development in the CV zoning classification when it is not exempt from Environmental (SEPA) Review. Site Plan applications are evaluated for compliance with the specific requirements of the RMC 4-9-200.E.3 the following table contains project elements intended to comply with level of detail needed for the Site Plan review requests:

Compliance	Site Plan Criteria and Analysis
<i>Compliant if Conditions of Approval are Met</i>	<p><b>a. Comprehensive Plan Compliance and consistency.</b></p> <p><u>Staff Comment:</u> See previous discussion under FOF 23, Comprehensive Plan Analysis.</p>
<i>Compliant if Conditions of Approval are Met</i>	<p><b>b. Zoning Compliance and Consistency.</b></p> <p><u>Staff Comment:</u> See discussion under FOF 24, Zoning Development Standard Compliance.</p>
<i>Compliant if Conditions of Approval are Met</i>	<p><b>c. Design Regulation Compliance and Consistency.</b></p> <p><u>Staff Comment:</u> See discussion under FOF 27, Design District Analysis.</p>
<i>Compliant if Conditions of Approval are Met</i>	<p><b>d. Planned action ordinance and Development agreement Compliance and Consistency.</b></p> <p><u>Staff Comment:</u> See discussion under FOF 25, Planned Action Ordinance Compliance.</p>
<i>Compliant if Conditions of Approval are Met</i>	<p><b>e. Off Site Impacts.</b></p> <p><b>Structures:</b> Restricting overscale structures and overconcentration of development on a particular portion of the site.</p> <p><u>Staff Comment:</u> The City concluded, as part of the Renton Sunset Master Site Plan, there would be an increase in the visual prominence of development in the Sunset Terrace Redevelopment Area of the FEIS, particularly given the location of future buildings on along NE Sunset Blvd (Exhibit 7).</p> <p>There would be increased height and bulk from the perspective of pedestrians on NE Sunset Blvd. Thus small adjustments to reduce height and bulk related to the increased height and intensity of the structures would reduce impacts. Increases in the height for the proposed structure would have the potential to slightly increase the length of shadows cast on the interior park to the north. However, reconfiguration of the park to increase its size as part of the Master Site Plan process would ameliorate this to some degree. Additionally, the application of design standards would further reduce shading impacts from increased building heights (see FOF 27, Design District</p>

*Analysis).*

*It was determined, the “rim” of the Sunset Terrace Redevelopment area is particularly well suited for the greater density/height proposed as it is immediately adjacent to NE Sunset Blvd, a major arterial and state highway capable of accommodating the traffic generated by the proposed project. The proposed development would be among the taller developments in the vicinity until such time as other properties will be redeveloped to meet the more intensive vision of the CV zone. The proposed project is compatible with the scale and character of the existing and planned neighborhood.*

*Due to the narrow configuration of the site the lot has a building coverage of approximately 96%. While the proposed structure is concentrated over the entire site, the scale and bulk of the proposed structure would be compatible with the anticipated mid-rise structures envisioned for the Sunset Area Planned Action Area (Exhibit 7) and Master Site Plan.*

*The scale and bulk of the building is reduced through the use of a number of elements. The northeast side of the building adjacent the Sunset Highlands Library steps back at the top floor 7'-11" from the floors below. The top floor of the building elsewhere is differentiated by a different color and separated from the floors below with an “eyebrow” type overhang in order to deemphasize the building height and break up the mass. Deck niches and color are utilized to break up the longer elevations of the building. The placement of the opening of the “C” shaped building towards NE Sunset Blvd breaks up the building mass and provides the appearance of multiple buildings along that side.*

*Therefore, the proposed scale of development for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 (Exhibit 15).*

**Circulation:** Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.

*Staff Comment:* *The applicant is proposing to access the structured parking garage from Sunset Lane NE at the northwest side of the site on the abutting property. The shared access ramp is being designed to accommodate the existing Sunset Highlands Library (LUA13-001720). The City is proposing to improve off-site street improvements along Sunset Lane NE and NE Sunset Blvd which include 12-foot wide sidewalks. The applicant is also proposing off-site street improvements along Harrington Ave NE. The sidewalks would help to promote a walkable, pedestrian oriented, community and would provide linkages to the NE Sunset Blvd, the planned abutting Sunset Terrace Development, and the future City park across Sunset Lane NE. The sidewalk connections would be landscaped and would use a variety of pavings that would provide variation in the pedestrian experience if all conditions of approval are met*

*Therefore, the proposed circulation for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).*

**Loading and Storage Areas:** Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.

*Staff Comment:* *See FOF 24, Zoning Development Standard: Screening.*



	<p><b>Views:</b> Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</p> <p><u>Staff Comment:</u> <i>There are no territorial views for which to maintain visual accessibility with the exception of potential views, from commercial uses to the south, to the master planned park to be located north of the proposed use. Staff received no comments from adjacent properties regarding views.</i></p> <p><i>The proposed mixed use structure would establish new territorial views to the west and east as well as visual access to Mt. Rainier.</i></p> <p><i>Therefore, the proposed visual accessibility for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).</i></p>
	<p><b>Landscaping:</b> Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</p> <p><u>Staff Comment:</u> <i>See discussion under FOF 24, Zoning Development Standard: Landscaping.</i></p>
	<p><b>Lighting:</b> Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</p> <p><u>Staff Comment:</u> <i>A lighting plan was not provided with the application; therefore staff recommended that a lighting plan be provided at the time of building permit review (See Lighting discussion under FOF 27, Design Review: Lighting).</i></p>
	<p><b>f. On Site Impacts.</b></p> <p><b>Structure Placement:</b> Provisions for privacy and noise reduction by building placement, spacing and orientation.</p> <p><u>Staff Comment:</u> <i>The building has an orientation to all three street frontages Harrington Ave NE, Sunset Lane NE, and NE Sunset Blvd. Development would result in a noise increase from vehicles traveling on NE Sunset Blvd and local streets. As disclosed in the EIS, the estimated day-night noise levels from NE Sunset Blvd at the adjacent buildings indicates they would be exposed to “normally unacceptable” noise levels.</i></p> <p><i>In order to mitigation noise concerns the project would be required to comply with construction standards via the International Building Code and the State Energy Code. These codes would likely lead to building materials and practices that could meet the standard noise ratings.</i></p> <p><i>Exterior onsite lighting, including security lighting, would be regulated by code. Compliance with this code (RMC 4-4-075) ensures that all building lights are directed onto the building or the ground and cannot trespass beyond the property. The proposed provisions for privacy and noise reduction for the Sunset Terrace Redevelopment Bldg – I Site Plan are consistent with, and implement, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).</i></p> <p><b>Structure Scale:</b> Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and</p>

**Compliant if  
Condition of  
Approval is  
Met**

pedestrian and vehicle needs.

*Staff Comment: While the proposed mixed-use structure is concentrated over the entire site. The applicant is also proposing storefront glazing and covering canopies which enhance the pedestrian experience. The scale and bulk of the building is also attempted to be reduced through the use of differing materials on the building facades, building articulation and modulation.*

*The pedestrian courtyard has been strategically placed on site in order take advantage of sun exposure from the south most times of the year and would likely only be shaded at certain times of the day during the winter months.*

*Entrance canopies, exterior lighting elements, planted containers and additional commercial uses along NE Sunset Blvd are recommended to be used to reinforce the pedestrian scale and orientation of the ground floor frontage (see FOF 27, Design District Analysis: Site Design and Building Location). If all recommended conditions of approval are met the building's ground floor street frontage would be visually distinct from the upper floors of the building to create a well-defined, pedestrian-scaled base.*

*Therefore, the proposed scale for the Sunset Terrace Redevelopment Bldg – I structure is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).*

**Natural Features:** Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.

*Staff Comment: There are no significant trees on site. As a result the proposal is exempt from tree retention requirements found in RMC 4-4-130.*

*Soils are characterized by medium-dense to dense native sand and silty soils beneath a thin layer of loose fill. Because of their density the soils only have limited infiltration potential.*

*The existing site is relatively flat with a slope from the northeast to the southwest of the project site. The high point of the property is on the northeast end of the property at an approximate elevation of 340. The low point is at the southwest end of the property at an approximate of elevation 336.*

*The existing site includes approximately 12,190 square feet of impervious area. Following development, impervious surface coverage would be approximately 100 percent.*

*According to the Geotechnical Engineering Report prepared by the Geotech Consultants, dated April 18, 2013, the standard construction methods and spread footings appear feasible from a geotechnical standpoint.*

*The proposed project would generate 13,600 cubic yards of export.*

*Removal of the existing impervious cover and soils during construction would leave soils susceptible to erosion. The applicant will be required to design a Temporary Erosion and Sedimentation Control Plan (TESCP) pursuant to the 2009 King County Surface Water Design Manual Erosion and Sediment Control Requirements.*

**Landscaping:** Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage

	<p>from vehicles or pedestrian movements.</p> <p><u>Staff Comment:</u> See FOF 24, Zoning Development Standard: Landscaping.</p>
<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>g. Access</b></p>
	<p><b>Location and Consolidation:</b> Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.</p> <p><u>Staff Comment:</u> Access to the site is proposed via a single entry to the structured parking located on Sunset Lane NE. The shared access ramp is being designed to accommodate the existing Sunset Highlands Library. The proposal promotes safe and efficient circulation through the shared access point.</p> <p>The proposed access points for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).</p>
	<p><b>Internal Circulation:</b> Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.</p> <p><u>Staff Comment:</u> See Location and Consolidation discussion above and Pedestrian discussion below.</p>
	<p><b>Loading and Delivery:</b> Separating loading and delivery areas from parking and pedestrian areas.</p> <p><u>Staff Comment:</u> Not applicable.</p>
	<p><b>Transit and Bicycles:</b> Providing transit, carpools and bicycle facilities and access.</p> <p><u>Staff Comment:</u> Per RMC 4-4-080F.11.a 0.5 bicycle parking space is required per one dwelling unit and for all other uses the number of bicycle parking spaces shall be 10% of the number of required off-street parking spaces. The proposal contains 110 units therefore, a minimum of 55 bicycle parking stalls shall be required for the residential units and 3 bicycle parking stalls are required for the commercial uses.</p> <p>The applicant has proposed a total of 51 bicycle parking stalls within the structured parking area which does not comply with the standards outlined in RMC 4-4-080F.11. Additionally, for in-building bike parking fixed structures for locking individual bikes, such as racks, must be provided within the facility.</p> <p>It is unclear if the proposal provides fixed structures for locking individual bikes. Therefore, staff recommends the applicant submit bicycle parking detail demonstrating compliance with the bicycle requirements outlined in RMC 4-4-080F.11. The bicycle parking detail shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.</p> <p>The provisions for transit and bicycles for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).</p>
	<p><b>Pedestrians:</b> Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.</p>

	<p><u>Staff Comment:</u> The City is proposing to improve off-site street improvements along Sunset Lane NE and NE Sunset Blvd which include 12-foot wide sidewalks. The applicant is also proposing off-site street improvements along Harrington Ave NE which includes an 8-foot wide sidewalk. The proposed improvements would assist in promoting a walkable, pedestrian oriented, community and would provide linkages to the NE Sunset Blvd, the planned abutting Sunset Terrace Redevelopment, and the future City park across Sunset Lane NE. The sidewalk connections would be landscaped and would use a variety of pavings that would provide variation in the pedestrian experience.</p> <p>The proposed pedestrian connections for the Sunset Terrace Redevelopment Bldg – I Site Plan is consistent with, and implements, the approved Renton Sunset Redevelopment Master Site Plan-2014 if all conditions of approval are met (Exhibit 15).</p>
Compliant if Condition of Approval is Met	<p><b>h. Open Space:</b> Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.</p> <p><u>Staff Comment:</u> See FOF 27, Design District Compliance: Recreation Areas and Common Open Space.</p>
✓	<p><b>i. Views and Public Access:</b> When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines</p> <p><u>Staff Comment:</u> The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable to the proposal.</p>
✓	<p><b>j. Natural Systems:</b> Arranging project elements to protect existing natural systems where applicable.</p> <p><u>Staff Comment:</u> There are no natural systems located on site with the exception of drainage flows. See Drainage discussion below.</p>
✓	<p><b>k. Services and Infrastructure:</b> Making available public services and facilities to accommodate the proposed use:</p> <p><b>Police and Fire.</b></p> <p><u>Staff Comment:</u> Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees. A Fire Impact Fee, based on a rate of \$495.10 per new multi-family unit, \$0.61 per square foot of gross retail floor area, and \$1.84 per square foot of gross restaurant/lounge floor area would be applicable to the proposal.</p> <p><b>Water and Sewer.</b></p> <p><u>Staff Comment:</u> The site is served by the City of Renton for all utilities. The preliminary fire flow requirement per the Fire Marshal's office is 3,250 gallons per minute (gpm). A 12-inch main would be required to be extended from the 12-inch stub in Harrington Ave NE north to Sunset Lane NE and extended to the far property line in Sunset Lane NE where it would connect to the existing 12-inch main currently being installed by the Highlands Library project. One hydrant is required to be located within 150 feet of the building and two additional hydrants would be required to be located within 300 feet of the building. Final location of fire hydrants will be determined by the Fire Department.</p>



There is an 8-inch sewer main in Harrington Ave NE and in Sunset Lane NE. A side sewer will be required onsite. The building department would require floor drains, for the underground parking, and they will need to be connected to the sanitary sewer through an approved oil/water separator located outside the building, if feasible. Flows would be required to be directed through floor drains that are installed in accordance with the UPC to an exterior oil/water separator.

**Drainage.**

Staff Comment: A drainage report, dated January 15, 2015, was prepared by Osborn Consulting Inc. and submitted with the site plan application. The redevelopment project is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City and The City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Conditions and is subject to a Level 1 downstream analysis.

The 0.604 acre site consists of 0.278 acres of impervious surface area (existing building, asphalt and gravel), and 0.326 acres of existing landscaping. Existing stormwater runoff from the site drains to a series of catch basins and a pipe system in Sunset Lane NE, Harrington Ave NE and NE Sunset Blvd and discharges into Lake Washington at the bottom of the hill. No downstream flooding or erosion issues were identified in the report. The proposed project is exempt from providing water quality treatment under Core Requirement #8. There is no pollution generating impervious surface (PGIS) being created as part of the subject application. The new mixed use development will require flow control matching the 2, 10 and 100 - year peak rate. The engineer is proposing to mitigate the additional run off by constructing a small detention vault at the south west corner of the site.

**Transportation.**

Staff Comment: Access to the site is proposed via a single entry, to the structured parking, located on Sunset Lane NE. The shared access ramp is being designed to accommodate the recently constructed Sunset Highlands Library (LUA13-001720). The applicant submitted a Traffic Letter prepared by Jake Traffic Engineering, dated February 9, 2015 (Exhibit 14). The letter states that the proposed site plan is consistent with the Renton Sunset Redevelopment Master Site Plan.

All adjacent right-of-ways need to be fully improved in conformance to the current street standards as shown in the conceptual drawings in the Sunset Area Planned Action EIS (Exhibit 10).

Improvements are as follows:

NE Sunset Blvd - The new frontage improvements, to be constructed by the City as part of a CIP, would include an 8 foot planting strip and 12 foot multi-use sidewalk behind the existing curb. A dedication of 12 feet has already been granted to the City to accommodate the future improvements in NE Sunset Blvd.

Harrington Ave NE - Frontage improvements along the north side of Harrington Ave NE would include a pavement width of 12-feet from the centerline of the roadway, a 0.5 foot of curb, an 8-foot planting strip, and an 8-foot sidewalk and one foot behind the sidewalk. Total half street improvement would be 29.5 feet. The existing right-of-way width of 60 feet would accommodate this level of improvement. No dedication of right of way will be required along the project side in Harrington Ave NE.

	<p><i>Sunset Lane NE- Frontage improvements would require a 12-foot sidewalk along the development side, a new curb, and 18 feet of pavement. An existing right-of-way width of 31 feet in this section of Sunset Lane would accommodate this level of improvements. Based on the street improvements shown in the EIS, angle parking would be allowed fronting the site. However, the parking would be provided at the time when the north side of Sunset Lane NE is widened and improved by the City.</i></p> <p><i>Traffic impact fees, based on the square footage of the new commercial uses (not including parking garage) and number of multi-family residential units will apply. Payment of impact fee will be due at time of building permit issuance.</i></p> <p><i><u>Temporary Impacts:</u> Given the concentration of potential development to occur in the immediate vicinity of the project site, staff anticipates that the proposed project would contribute to short term impacts to the City's street system. Therefore, staff is recommending a condition of approval requiring the applicant create a public outreach sign in coordination with City of Renton to communicate with road users, the general public, area residences and businesses, and appropriate public entities about project information; road conditions in the work zone area; and the safety and mobility effects of the work zone. The sign shall be placed on site prior to construction commencement.</i></p> <p><i><u>Concurrency:</u> Staff recommends a transportation concurrency approval based upon a test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation (Exhibit 19).</i></p>
	<p><b>I. Schools:</b></p> <p><i>It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Kennydale Elementary, McKnight Middle School and Hazen High School. A School Impact Fee, based on new multifamily unit, will be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$1,385.00 per multi-family unit.</i></p>
<b>N/A</b>	<p><b>m. Phasing:</b> The applicant is not requesting any additional phasing.</p>

**27. Design District Review:** The project site is located within Design District 'D'. The following table contains project elements intended to comply with the standards of the Design District 'D' Standards and guidelines, as outlined in RMC 4-3-100.E:

<b>Compliance</b>	<b>Design District Guideline and Standard Analysis</b>
	<p><b>1. SITE DESIGN AND BUILDING LOCATION:</b></p> <p><b>Intent:</b> To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.</p> <p><b>a. Building Location and Orientation:</b></p> <p><b>Intent:</b> To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses.</p>

<b>Guidelines:</b> Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.	
✓	<b>Standard:</b> The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.
✓	<b>Standard:</b> Buildings shall be oriented to the street with clear connections to the sidewalk.
✓	<b>Standard:</b> The front entry of a building shall be oriented to the street or a landscaped pedestrian-only courtyard.
N/A	<b>Standard:</b> Buildings with residential uses located at the street level shall be: <ol style="list-style-type: none"> <li>Set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building; or</li> <li>Have the ground floor residential uses raised above street level for residents' privacy.</li> </ol>
<b>b. Building Entries:</b>  <b>Intent:</b> To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.  <b>Guidelines:</b> Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.	
<b>Compliant if Conditions of Approval are Met</b>	<b>Standard:</b> A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.  <i>Staff Comment: All entries are visible from the street and connected directly to adjacent walkways. The proposed building has entry points on all three sides that are bound by streets. The main residential entry and 4 street orientated residential units have entries off Sunset Lane NE. There are two additional street oriented units that have entries off of Harrington Ave NE as well as a few commercial entries on NE Sunset Blvd.</i>  <i>The intersection of Harrington Ave NE and NE Sunset Blvd serves as a gateway entrance into the Sunset Area. Development that occurs at gateways is required to be distinguished with features that visually indicate to both pedestrians and vehicular traffic the uniqueness and prominence of their location. Given the proposed building is mixed-use there is not a single entry that meets the definition of "primary" and all entrances are visually similar. There is an opportunity for a primary entrance at Harrington Ave NE and NE Sunset Blvd to be an integral architectural feature of the building which could achieve a visual character appropriate to a "gateway" landmark.</i>  <i>Therefore staff recommends a condition of approval, requiring the applicant to revise the elevations to create a visually prominent entrance and/or distinctive gateway</i>

	<p>element at the intersection of NE Sunset Blvd and Harrington Ave NE. The revised elevation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. Additionally, amenities such as outdoor group seating, benches, transit shelters, fountains, and/or public art shall be provided.</p> <p>The applicant submitted revised elevations, following the submittal of the subject application, to address design comments along NE Sunset Blvd (Exhibit 18). The revised elevations <u>do not</u> address the condition above and additional design revisions are needed at the southwest corner of the building in order to demonstrate compliance with the condition.</p>
Compliant if Conditions of Approval are Met	<p><b>Standard:</b> A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting.</p> <p><b>Staff Comment:</b> See discussion above.</p>
✓	<p><b>Standard</b> Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide. Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.</p>
N/A	<p><b>Standard:</b> Building entries from a parking lot shall be subordinate to those related to the street.</p>
✓	<p><b>Standard:</b> Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.</p>
N/A	<p><b>Standard:</b> Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.</p>
✓	<p><b>Standard:</b> Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.</p>
<p><b>c. Transition to Surrounding Development:</b></p> <p><b>Intent:</b> To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.</p> <p><b>Guidelines:</b> Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.</p>	
✓	<p><b>Standard:</b> At least one of the following design elements shall be used to promote a transition to surrounding uses:</p> <ol style="list-style-type: none"> <li>1. Building proportions, including step-backs on upper levels in accordance with the surrounding planned and existing land use forms; or</li> <li>2. Building articulation to divide a larger architectural element into smaller increments; or</li> <li>3. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.</li> </ol>



	Additionally, the Administrator may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards.
<b>d. Service Element Location and Design:</b>  <b>Intent:</b> To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.  <b>Guidelines:</b> Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.	
✓	<b>Standard:</b> Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
N/A	<b>Standard:</b> In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors.
N/A	<b>Standard:</b> Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).
N/A	<b>Standard:</b> If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.
<b>2. PARKING AND VEHICULAR ACCESS:</b>  <b>Intent:</b> To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.	
<b>a. Surface Parking:</b>  <b>Intent:</b> To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.  <b>Guidelines:</b> Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.	
N/A	<b>Standard:</b> Parking shall be located so that no surface parking is located between: <ul style="list-style-type: none"> <li>(a) A building and the front property line; and/or</li> <li>(b) A building and the side property line (when on a corner lot).</li> </ul>
N/A	<b>Standard:</b> Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.
<b>b. Structured Parking Garages:</b>	

**Intent:** To promote more efficient use of land needed for vehicle parking; encourage the use of structured parking; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages.

**Guidelines:** Parking garages shall not dominate the streetscape; they shall be designed to be complementary with adjacent and abutting buildings. They shall be sited to complement, not subordinate, pedestrian entries. Similar forms, materials, and/or details to the primary building(s) should be used to enhance garages.

<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> Parking structures shall provide space for ground floor commercial uses along street frontages at a minimum of seventy five percent (75%) of the building frontage width.</p> <p><u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.</p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> The entire facade must feature a pedestrian-oriented facade. The Administrator of the Department of Community and Economic Development may approve parking structures that do not feature a pedestrian orientation in limited circumstances. If allowed, the structure shall be set back at least six feet (6') from the sidewalk and feature substantial landscaping. This landscaping shall include a combination of evergreen and deciduous trees, shrubs, and ground cover. This setback shall be increased to ten feet (10') when abutting a primary arterial and/or minor arterial.</p> <p><u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.</p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> Public facing facades shall be articulated by arches, lintels, masonry trim, or other architectural elements and/or materials.</p> <p><u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.</p>
✓	<p><b>Standard:</b> The entry to the parking garage shall be located away from the primary street, to either the side or rear of the building.</p>
N/A	<p><b>Standard:</b> Parking garages at grade shall include screening or be enclosed from view with treatment such as walls, decorative grilles, trellis with landscaping, or a combination of treatments.</p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> The Administrator of the Department of Community and Economic Development or designee may allow a reduced setback where the applicant can successfully demonstrate that the landscaped area and/or other design treatment meets the intent of these standards and guidelines. Possible treatments to reduce the setback include landscaping components plus one or more of the following integrated with the architectural design of the building:</p> <ul style="list-style-type: none"> <li>(a) Ornamental grillwork (other than vertical bars);</li> <li>(b) Decorative artwork;</li> <li>(c) Display windows;</li> <li>(d) Brick, tile, or stone;</li> <li>(e) Pre-cast decorative panels;</li> <li>(f) Vine-covered trellis;</li> <li>(g) Raised landscaping beds with decorative materials; or</li> <li>(h) Other treatments that meet the intent of this standard.</li> </ul>

<u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.	
<b>c. Vehicular Access:</b> <b>Intent:</b> To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets. <b>Guidelines:</b> Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.	
✓	<b>Standard:</b> Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets.
✓	<b>Standard:</b> The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded.
<b>3. PEDESTRIAN ENVIRONMENT:</b> <b>Intent:</b> To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.	
<b>a. Pedestrian Circulation:</b> <b>Intent:</b> To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment. <b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.	
✓	<b>Standard:</b> A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided. (a) Pathways shall be located so that there are clear sight lines, to increase safety. (b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.
N/A	<b>Standard:</b> Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart.
✓	<b>Standard:</b> Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically: (a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed

	<p>walking surface.</p> <p>(b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12').</p> <p>(c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.</p>
N/A	<b>Standard:</b> Mid-block connections between buildings shall be provided.
<b>b. Pedestrian Amenities:</b>  <b>Intent:</b> To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of year-round activities, under typical seasonal weather conditions.  <b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.	
Compliant if Condition of Approval is Met	<p><b>Standard:</b> Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided.</p> <p><b>Staff Comment:</b> <i>The applicant has indicated large landscape pots would be provided at the residential lobby entrance, as this entrance is set back from the property line. Other building entries occur immediately adjacent the sidewalk thus not allowing space for landscaping. Planting, container, and irrigation details were not provided with the application. Additionally, the applicant has submitted conceptual revisions to the elevations which include additional residential entrances at grade (Exhibit 18). Therefore, staff recommends as a condition of approval, the applicant be required to incorporate plants, particularly at residential entrances along the street. Details for plants, containers, and irrigation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.</i></p>
Compliant if Condition of Approval is Met	<p><b>Standard:</b> Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.</p> <p>(a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>(b) Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.</p> <p><b>Staff Comment:</b> <i>See FOF 27, Design District Analysis: Building Entries discussion above.</i></p>
✓	<p><b>Standard:</b> Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of four and one-half feet (4-1/2') wide along at least seventy five percent (75%) of the length of the building facade facing the street, a maximum height of fifteen feet (15') above the ground elevation, and no lower than eight feet (8') above ground level.</p>
<b>4. RECREATION AREAS AND COMMON OPEN SPACE:</b>  <b>Intent:</b> To ensure that areas for both passive and active recreation are available to residents, workers,	



	<p>and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public; and to promote pedestrian activity on streets particularly at street corners.</p> <p><b>Guidelines:</b> Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity. Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians</p>
<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>Standard:</b> All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common opens space and/or recreation areas.</p> <p><i>Staff Comment:</i> The applicant is proposing common open space in an outdoor plaza space on the first residential level and at various gathering spaces within the building. The common open spaces exceed the 50 square/unit requirement. The outdoor plaza space will have westerly territorial views and include space for barbeques and outdoor eating in addition to passive seating areas.</p> <p>Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity. These areas are required to be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians. Therefore staff recommends, as a condition of approval, the applicant submit a revised site/landscaping plan depicting a pedestrian-oriented space at the street corner, of Harrington Ave NE and NE Sunset Blvd, to emphasize pedestrian activity. The area shall be provided in an amount that is adequate to be functional and usable; shall be landscaped and located so that they are appealing to users and pedestrians. The revised site/landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.</p>
<p><b>N/A</b></p>	<p><b>Standard:</b> All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space.</p> <p>(a) The pedestrian-oriented space shall be provided according to the following formula: 1% of the site area + 1% of the gross building area, at minimum.</p> <p>(b) The pedestrian-oriented space shall include all of the following:</p> <ul style="list-style-type: none"> <li>i. Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard; and</li> <li>ii. Paved walking surfaces of either concrete or approved unit paving; and</li> <li>iii. On-site or building-mounted lighting providing at least four (4) foot-candles (average) on the ground; and</li> <li>iv. At least three (3) lineal feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space.</li> </ul> <p>(c) The following areas shall not count as pedestrian-oriented space:</p> <ul style="list-style-type: none"> <li>i. The minimum required walkway. However, where walkways are widened or enhanced beyond minimum requirements, the area may count as pedestrian-oriented space if the Administrator determines such space meets the definition of pedestrian-oriented space.</li> </ul>

	<p>ii. Areas that abut landscaped parking lots, chain link fences, blank walls, and/or dumpsters or service areas.</p> <p>(d) Outdoor storage (shopping carts, potting soil bags, firewood, etc.) is prohibited within pedestrian-oriented space.</p>
N/A	<p><b>Standard:</b> Public plazas shall be provided at intersections identified in the Commercial Arterial Zone Public Plaza Locations Map:</p>
N/A	<p><b>Standard:</b> The plaza shall measure no less than one thousand (1,000) square feet with a minimum dimension of twenty feet (20') on one side abutting the sidewalk.</p>
N/A	<p><b>Standard:</b> The public plaza must be landscaped consistent with RMC 4-4-070, including at minimum street trees, decorative paving, pedestrian-scaled lighting, and seating.</p>
<p><b>5. BUILDING ARCHITECTURAL DESIGN:</b></p> <p><b>Intent:</b> To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.</p>	
<p><b>a. Building Character and Massing:</b></p> <p><b>Intent:</b> To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.</p> <p><b>Guidelines:</b> Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.</p>	
Compliant if Condition of Approval is Met	<p><b>Standard:</b> All building facades shall include modulation or articulation at intervals of no more than forty feet (40').</p> <p><u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.</p>
✓	<p><b>Standard:</b> Modulations shall be a minimum of two feet (2') deep, sixteen feet (16') in height, and eight feet (8') in width.</p>
✓	<p><b>Standard:</b> Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p>
<p><b>b. Ground-Level Details:</b></p> <p><b>Intent:</b> To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.</p> <p><b>Guidelines:</b> The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.</p>	
Compliant if Condition of	<p><b>Standard:</b> Human-scaled elements such as a lighting fixture, trellis, or other landscape</p>

<b>Approval is Met</b>	feature shall be provided along the facade's ground floor.  <u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.
<b>Compliant if Condition of Approval is Met</b>	<b>Standard:</b> On any facade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor facade that is between 4 feet and 8 feet above ground (as measured on the true elevation).  <u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.
✓	<b>Standard:</b> Upper portions of building facades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent.
✓	<b>Standard:</b> Display windows shall be designed for frequent change of merchandise, rather than permanent displays.
✓	<b>Standard:</b> Where windows or storefronts occur, they must principally contain clear glazing.
✓	<b>Standard:</b> Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.
<b>Compliant if Condition of Approval is Met</b>	<b>Standard:</b> Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:  (a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet, and does not include a window, door, building modulation or other architectural detailing; or  (b) Any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing.  <u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.
<b>Compliant if Condition of Approval is Met</b>	<b>Standard:</b> If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:  (a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;  (b) Trellis or other vine supports with evergreen climbing vines;  (c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;  (d) Artwork, such as bas-relief sculpture, mural, or similar; or  (e) Seating area with special paving and seasonal planting.  <u>Staff Comment:</u> See FOF 24, Zoning Development Standard Compliance: Setbacks.
<b>c. Building Roof Lines:</b>	
<b>Intent:</b> To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.	
<b>Guidelines:</b> Building roof lines shall be varied and include architectural elements to add visual interest	

to the building.	
✓	<p><b>Standard:</b> Buildings shall use at least one of the following elements to create varied and interesting roof profiles:</p> <ul style="list-style-type: none"> <li>(a) Extended parapets;</li> <li>(b) Feature elements projecting above parapets;</li> <li>(c) Projected cornices;</li> <li>(d) Pitched or sloped roofs</li> <li>(e) Buildings containing predominantly residential uses shall have pitched roofs with a minimum slope of one to four (1:4) and shall have dormers or interesting roof forms that break up the massiveness of an uninterrupted sloping roof.</li> </ul>
<p><b>d. Building Materials:</b></p> <p><b>Intent:</b> To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.</p> <p><b>Guidelines:</b> Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.</p>	
✓	<p><b>Standard:</b> All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p>
✓	<p><b>Standard:</b> All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.</p>
✓	<p><b>Standard:</b> Materials, individually or in combination, shall have texture, pattern, and be detailed on all visible facades.</p>
Compliant if Condition of Approval is Met	<p><b>Standard:</b> Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.</p> <p><i>Staff Comment: In order to ensure that quality materials are used staff recommends the applicant submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval. Acceptable materials include a combination of brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, cast-in-place concrete, or other high quality material. Full brick-sized material should be encouraged for at least the street level façade to ensure durable materials are applied in high traffic pedestrian locations. Any non-brick masonry finishes proposed at the ground level that may be accessible to humans should be anti-graffiti coating applied to ensure easy removal of graffiti. If this condition of approval is met the proposal would satisfy this standard.</i></p>
N/A	<p><b>Standard:</b> If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.</p>
N/A	<p><b>Standard:</b> If concrete block walls are used, they shall be enhanced with integral color,</p>



	textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.
<b>6. SIGNAGE:</b> In addition to the City's standard sign regulations, developments within Urban Design Districts C and D are also subject to the additional sign restrictions found in RMC 4-4-100G, urban design sign area regulations. Modifications to the standard requirements found in RMC 4-4-100G are possible for those proposals that can comply with the Design District criteria found in RMC 4-3-100F, Modification of Minimum Standards. For proposals unable to meet the modification criteria, a variance is required.	
Compliant if Condition of Approval is Met	<b>Standard:</b> Signage shall be an integral part of the design approach to the building.  <b>Staff Comment:</b> A complete signage package would serve to ensure proposed signage is in keeping with building's architecture and exterior finishes. Therefore staff recommends, as a condition of approval, the applicant be required to submit a conceptual sign package which indicates the approximate location of all exterior building signage. Proposed signage shall be compatible with the building's architecture and exterior finishes and contributes to the character of the development. The conceptual sign package shall be submitted to, and approved by, the Current Planning Project Manager prior to sign permit approval.
N/A	<b>Standard:</b> In mixed use and multi-use buildings, signage shall be coordinated with the overall building design.
N/A	<b>Standard:</b> Corporate logos and signs shall be sized appropriately for their location.
Compliant if Condition of Approval is Met	<b>Standard:</b> Entry signs shall be limited to the name of the larger development.  <b>Staff Comment:</b> See discussion above.
N/A	<b>Standard:</b> Alteration of trademarks notwithstanding, corporate signage should not be garish in color nor overly lit, although creative design, strong accent colors, and interesting surface materials and lighting techniques are encouraged.
Compliant if Condition of Approval is Met	<b>Standard:</b> Front-lit, ground-mounted monument signs are the preferred type of freestanding sign.  <b>Staff Comment:</b> See discussion above.
N/A	<b>Standard:</b> Blade type signs, proportional to the building facade on which they are mounted, are encouraged on pedestrian-oriented streets.
Compliant if Condition of Approval is Met	<b>Standard:</b> All of the following are prohibited: <ul style="list-style-type: none"> <li>a. Pole signs;</li> <li>b. Roof signs; and</li> <li>c. Back-lit signs with letters or graphics on a plastic sheet (can signs or illuminated cabinet signs). Exceptions: Back-lit logo signs less than ten (10) square feet are permitted as area signs with only the individual letters back-lit (see illustration, subsection G8 of this Section).</li> </ul> <b>Staff Comment:</b> See discussion above.
Compliant if Condition of Approval is Met	<b>Standard:</b> Freestanding ground-related monument signs, with the exception of primary entry signs, shall be limited to five feet (5') above finished grade, including support structure.

	<u>Staff Comment:</u> See discussion above.
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> Freestanding signs shall include decorative landscaping (ground cover and/or shrubs) to provide seasonal interest in the area surrounding the sign. Alternately, signage may incorporate stone, brick, or other decorative materials as approved by the Director.</p> <p><u>Staff Comment:</u> See discussion above.</p>
<p><b>6. LIGHTING:</b></p> <p><b>Intent:</b> To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night.</p> <p><b>Guidelines:</b> Lighting that improves pedestrian safety and also that creates visual interest in the building and site during the evening hours shall be provided.</p>	
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> Pedestrian-scale lighting shall be provided at primary and secondary building entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting.</p> <p><u>Staff Comment:</u> The applicant has indicated compliance with the above lighting standard as well as the two standards mentioned below, in the submitted design district compliance narrative. However, a lighting plan was not submitted identifying compliance with these standards, as such, staff recommends a condition of approval that requires the applicant to provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of building permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site.</p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> Accent lighting shall also be provided on building facades (such as sconces) and/or to illuminate other key elements of the site such as gateways, specimen trees, other significant landscaping, water features, and/or artwork.</p> <p><u>Staff Comment:</u> See discussion above.</p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Standard:</b> Downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075, Lighting, Exterior On-Site (i.e., signage, governmental flags, temporary holiday or decorative lighting, right-of-way-lighting, etc.).</p> <p><u>Staff Comment:</u> See discussion above.</p>

**I. CONCLUSIONS:**

1. The subject site is located in the Commercial Mixed Use (CMU) Comprehensive Plan designation and complies with the goals and policies established with this designation if all conditions of approval are met, see FOF 22.
2. The subject site is located in the Center Village (CV) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 24.
3. The proposed Site Plan continues to meet the criteria outlined in the Planned Action Ordinance (Ordinance #5740) and qualifies as a planned action, see FOF 25.
4. The proposal complies with the Urban Design Regulations provided the applicant complies with City Code and conditions of approval, see FOF 27.
5. The proposal complies with the Site Plan Review regulations as established by City Code, and is consistent with the approved Renton Sunset Redevelopment Master Site Plan (LUA14-001475) provided all conditions of approval are complied with, see FOF 24 and 26.
6. There are adequate public services and facilities to accommodate the proposed development, see FOF 26.

**J. DECISION:**

Staff recommends approval of the Sunset Terrace Development – Building I Site Plan, File No. LUA15-000159, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall applicant comply with all applicable covenants of the Density Transfer Agreement, dated November 2, 2015, prior to building permit approval.
2. The applicant shall revise the ground floor along NE Sunset Blvd, as depicted in Exhibit 4, to include additional commercial uses with windows, doors/entries, building modulation, and other architectural detailing. The revised, elevation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
3. The applicant shall provide a detailed screening plan identifying the location and screening provided for surface and roof mounted equipment. The screening plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
4. The applicant shall submit to the Current Planning Project Manager sizing and location detail for the refuse and recyclable deposit area prior to building permit approval. Additionally, the applicant would be required to demonstrate how refuse and recyclables would be picked up and where it would be located on pick-up day to the satisfaction of the Current Planning Project Manager.
5. The applicant shall submit bicycle parking detail demonstrating compliance with the bicycle requirements outlined in RMC 4-4-080F.11. The bicycle parking detail shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
6. The applicant shall create a public outreach sign in coordination with City of Renton to communicate with road users, the general public, area residences and businesses, and appropriate public entities about project information; road conditions in the work zone area; and the safety and mobility effects of the work zone. The sign shall be placed on site prior to construction commencement.
7. The applicant shall revise the elevations to create a visually prominent entrance and/or distinctive gateway element at the intersection of NE Sunset Blvd and Harrington Ave NE. The revised elevation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit

approval. Additionally, amenities such as outdoor group seating, benches, transit shelters, fountains, and/or public art shall be provided.

8. The applicant shall be required to incorporate plants, particularly at residential entrances along the street. Details for plants, containers, and irrigation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
9. The applicant shall submit a revised site/landscaping plan depicting a pedestrian-oriented space at the street corner, of Harrington Ave NE and NE Sunset Blvd, to emphasize pedestrian activity. The area shall be provided in an amount that is adequate to be functional and usable; shall be landscaped and located so that they are appealing to users and pedestrians. The revised site/landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
10. The applicant shall submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval. Acceptable materials include a combination of brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, cast-in-place concrete, or other high quality material. Full brick-sized material should be encouraged for at least the street level façade to ensure durable materials are applied in high traffic pedestrian locations. Any non-brick masonry finishes proposed at the ground level that may be accessible to humans should be anti-graffiti coating applied to ensure easy removal of graffiti.
11. The applicant shall be required to submit a conceptual sign package which indicates the approximate location of all exterior building signage. Proposed signage shall be compatible with the building's architecture and exterior finishes and contributes to the character of the development. The conceptual sign package shall be submitted to, and approved by, the Current Planning Project Manager prior to sign permit approval.
12. The applicant shall provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of building permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site.

**DATE OF DECISION ON LAND USE ACTION:****SIGNATURE:**

**Jennifer Henning, Planning Director**

1-12-2016

**Date**

TRANSMITTED this 12<sup>th</sup> day of January, 2016 to the Owner/Applicant/Contact:

**Owner:**

Colpitts Development Company LLC  
2256 38<sup>th</sup> Place E  
Seattle, WA 98112

**Applicant/Contact:**

Kent Smutney  
Veer Architecture  
600 108<sup>th</sup> Ave NE, Ste 503  
Renton, WA 98004

TRANSMITTED this 12<sup>th</sup> day of January, 2016 to the Parties of Record:

Mark Gropper  
Renton Housing Authority

Jon Troxel  
PO Box 397

Bryan Barrus  
922 Glennwood Ave NE, #7



PO Box 2316  
Renton, WA 98056

Shaw Island, WA 98286

Renton, WA 98056

Sharon Barker  
15718 SE 143rd St  
Renton, WA 98059

Yong Zhong  
27126 SE 18th Pl  
Sammamish, WA 98075

Beverly Meyer  
1100 Harrington Ave NE, #209  
Renton, WA 98056

Matt Nelson  
1175 Harrington Pl NE, 207  
Renton, WA 98056

Harrington Place HOA  
716 W Meeker St, #101  
Kent, WA 98032

Charles Lovejoy  
1083 Harrington Ave NE  
Renton, WA 98056

Joel Dean  
1100 Harrington Ave NE, #105  
Renton, WA 98056

Gary Walter  
1100 Harrington Ave NE, #104  
Renton, WA 98056

Linda Perrine  
306 Seneca Ave NW  
Renton, WA 98057

TRANSMITTED this 12<sup>th</sup> day of January, 2016 to the following:

Jennifer Henning, Planning Director  
Brianna Bannwarth, Development Engineering Manager  
Jan Conklin, Development Services  
Vanessa Dolbee, Current Planning Manager  
Fire Marshal

#### **K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on January 26, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



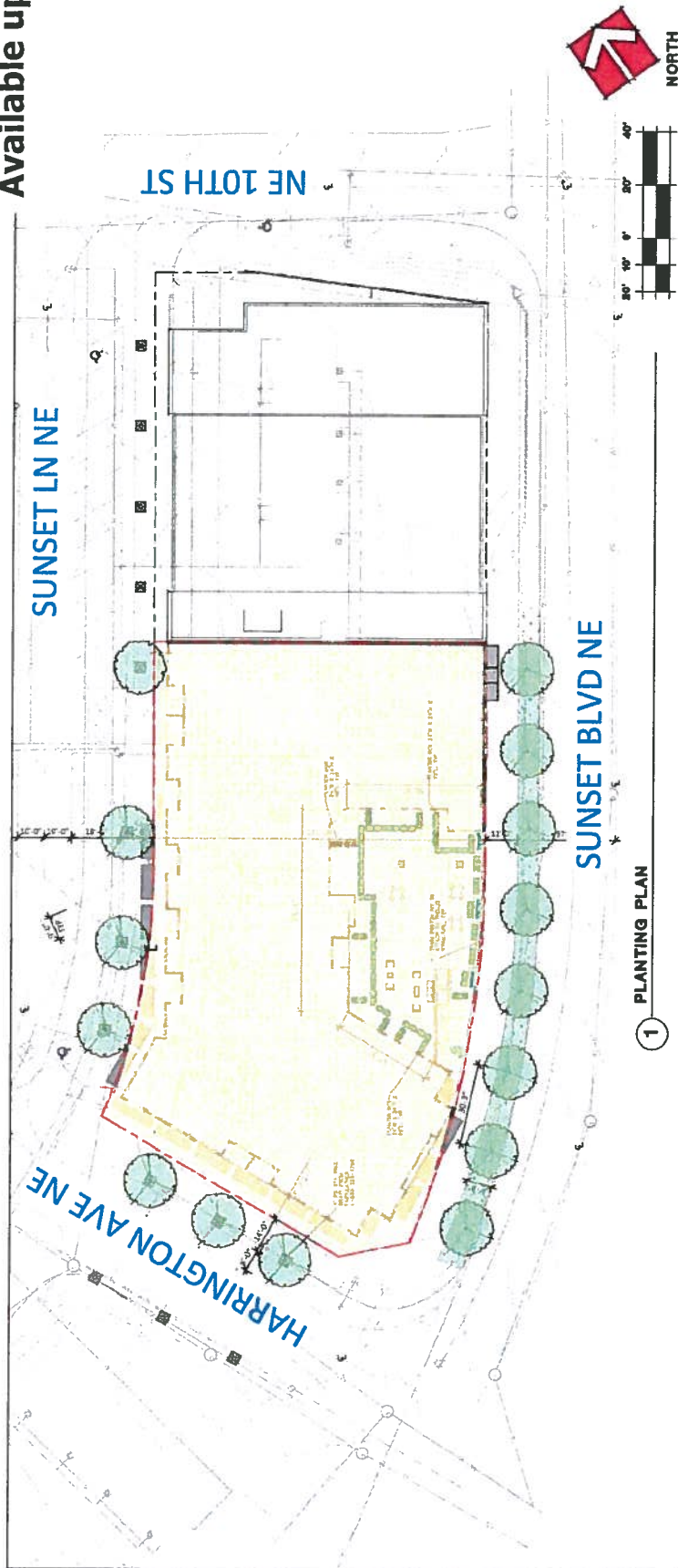
## EXHIBITS

<b>Project Name:</b> Sunset Terrace Development – Building I		<b>Project Number:</b> LUA15-000159, SA-A	
<b>Date of Report</b> 1/12/16	<b>Staff Contact</b> Rocale Timmons Senior Planner	<b>Project Contact/Applicant</b> Kent Smutney; Veer Architecture 600 108 <sup>th</sup> Ave NE, Ste 503; Renton, WA 98004	<b>Project Location</b> NE Sunset Blvd and Harrington Ave NE

The following exhibits were entered into the record:

- Exhibit 1: Sunset Terrace Development Bldg 1 - Administrative Report and Decision
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Elevations
- Exhibit 5: Floor Plans
- Exhibit 6: Utility Plan
- Exhibit 7: Sunset Area Community Planned Action Final EIS (dated April 1, 2011)
- Exhibit 8: Sunset Area Planned Action Ordinance #5740
- Exhibit 9: Sunset Planned Action Area Map
- Exhibit 10: Sunset Area EIS Mitigation Measures (dated December 8, 2014)
- Exhibit 11: VAC13-001 Street Vacation Plan
- Exhibit 12: LUA 13-001114 Lot Line Adjustment Plan
- Exhibit 13: Density Transfer Agreement
- Exhibit 14: Transportation Concurrency
- Exhibit 15: Sunset Master Site Plan HEX Decision (LUA14-001475)
- Exhibit 16: Sunset Master Site Plan
- Exhibit 17: Sunset Library HEX Decision (LUA13-001720)
- Exhibit 18: Revised Elevations (dated October 22, 2015)





SUNSET  
TERRACE  
DEVELOPMENT  
BLDG. 1

RENTON, WA

Project Name  
Client  
Date  
Drawing No.  
Scale

Site Plan



PLANTING  
PLAN

L-1.0

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	COLT	2" CAL STREET TREE QUALITY	QTY
SHRUBS	STYRAX OBASSIA / FRAGRANT SNOWBELL	14			
	BOTANICAL NAME / COMMON NAME				
	EPIMEDIUM X RUBRUM / RED BARRENWORT	6			
	DROUGHT TOLERANT				
	ELONVUS FORTUNEI 'SPARKLE N' GOLD' / WINTERCREPER	15			
	HEBE ANOMALA 'PURPUREA NANA' / HEBE	5			
	HELIOTROPION SCAMPYRON / BLUE CAT ORASS	14			
	HELLEBORUS X STERNII / HYBRID HELLEBORE	12			
	NANDINA DOMESTICA 'JAY'S RED' / JAY'S RED HEAVENLY BAMBOO	6			
	PARTHENOCISSUS TRICUSPIDATA 'GREEN SHOWERS' / GREEN SHOWERS BOSTON IVY	15			
	MINIMUM THREE (3) LEADERS				
	PHYLLOSTACHYS AUREA / GOLDEN BAMBOO	20			
	SARCOCODIA HOOREIANA HUMILIS / SWEET BOX	13			
GROUND COVERS	BOTANICAL NAME / COMMON NAME				
	TURF HYDRANGEA / DROUGHT TOLERANT FESCUE BLEND				
	SQUARE FEET				

PLANTING NOTES

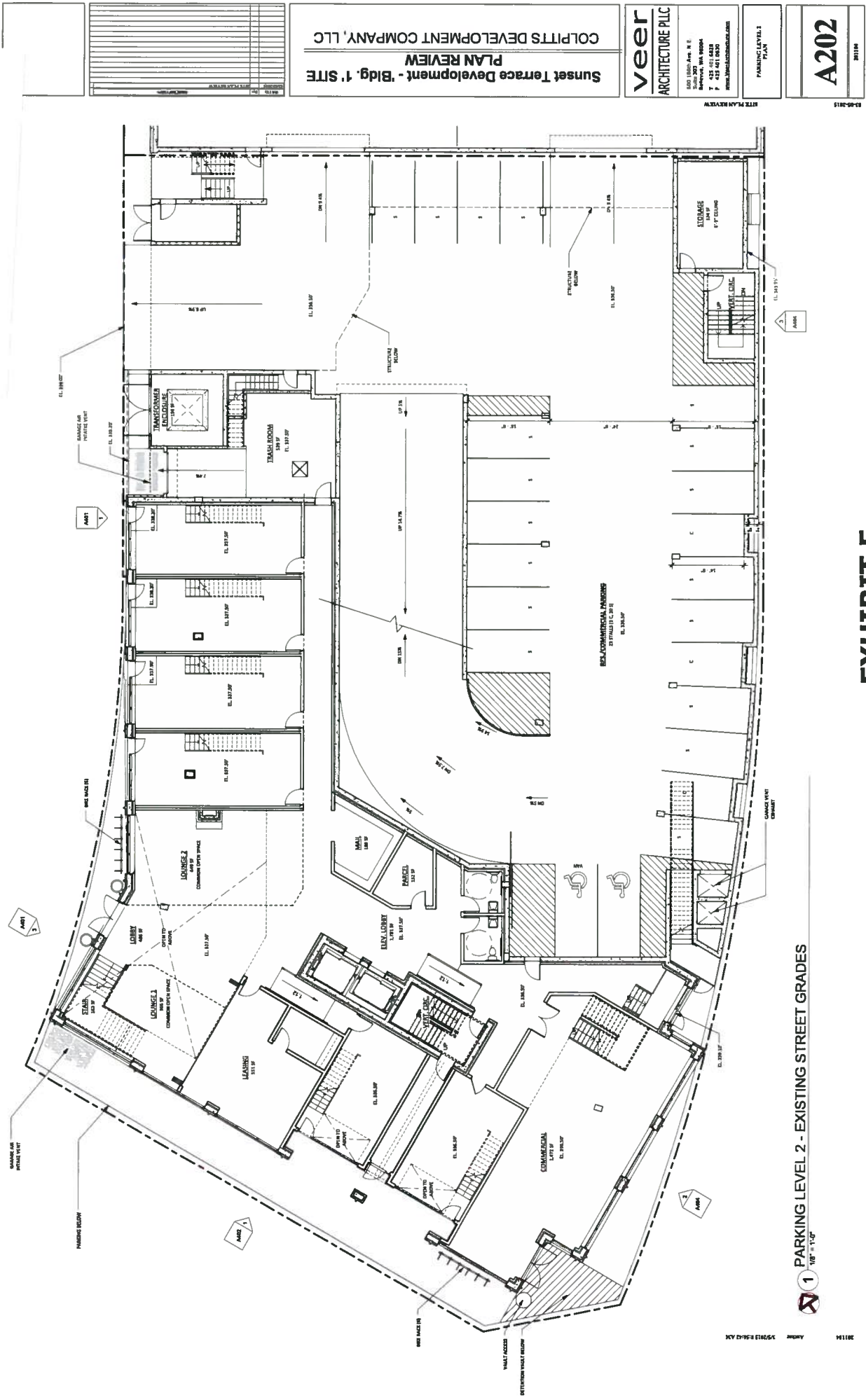
1. ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPEC'S AND SITE CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ALL MATERIALS TO BE DISPOSED OF OFFSITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL 811 PRIOR TO DIGGING.
4. AVOID DAMAGE ABOVE AND BELOW GROUND TO EXISTING PLANT MATERIALS TO REMAIN.
5. PLANT MATERIAL LOCATIONS SHALL BE COORDINATED WITH SPRINKLER IRRIGATION HEAD LOCATIONS TO AVOID CONFLICTS.
6. GROUNDCOVERS SHALL BE PLANTED IN A TRIANGULAR PATTERN AT SPACES SHOWN IN LEGEND OR SCHEDULE. WHERE GROUNDCOVER SPACES CANNOT BE MAINTAINED, MINIMUM PLANTING DISTANCE SHALL BE NINE (9) INCHES FROM SAME.
7. FINISH GRADES STEEPER THAN 3:1 SLOPE SHALL BE COVERED W/ EROSION CONTROL NETTING PRIOR TO PLANTING. SEE SPEC'S. NETTING SHALL BE TOP DRESSED WITH TWO (2) INCH DEPTH OF BARK MULCH PER SPEC'S.
8. ALL EXISTING LANDSCAPE PLANTING AREAS DISTURBED BY WORK DESCRIBED IN THESE DRAWINGS & SPECIFICATIONS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.

EXHIBIT 3

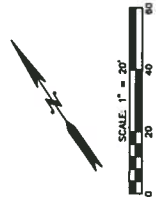
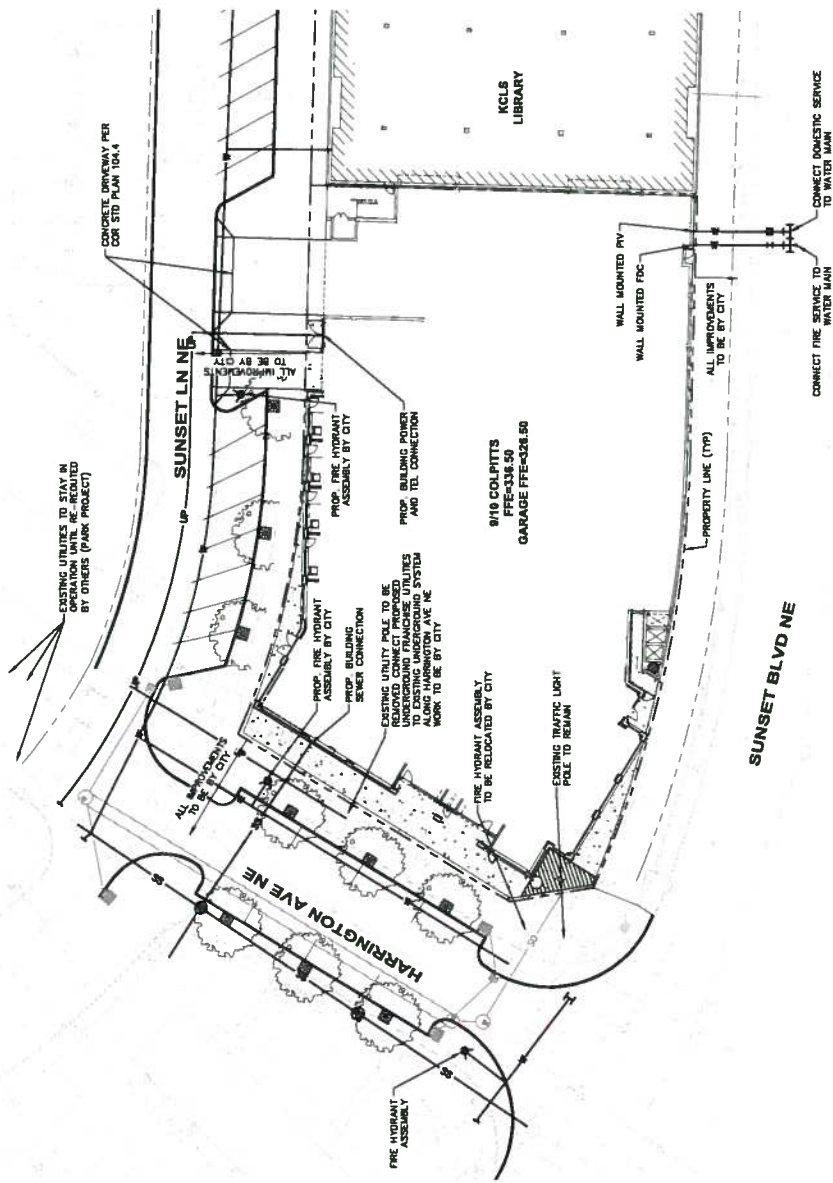


# EXHIBIT 4





SEC. 09 T. 23 N., R. 05 E., W.M.



**GENERAL NOTES:**

1. ALL IMPROVEMENTS (PAVEMENT, SIDEWALK, CURB AND GUTTER, LANDSCAPING, WATER MAIN, SANITARY SEWER, STORM DRAINAGE) IN THE ROW TO BE DESIGNED AND CONSTRUCTED BY THE CITY. THE CITY WILL BE RESPONSIBLE FOR THE CONNECTION FROM THE PROPOSED BUILDING TO THE UTILITY MAIN.
2. ALL IMPROVEMENTS (SIDEWALK, BUILDING) OUTSIDE THE ROW TO BE DESIGNED AND CONSTRUCTED BY THE PROPERTY OWNER.

**LEGEND:**

- PROPOSED 8 INCH DIA. PVC SANITARY SEWER
- PROPOSED 12 INCH DIA. PVC STORM SEWER
- PROPOSED 12 INCH DIA. DP HIGH PRESSURE WATER MAIN
- PROPOSED UNDERGROUND FRANCHISE UTILITIES (GAS, TELEPHONE, POWER)
- EXISTING WATER MAIN
- EXISTING STORM SEWER



Know what's below.  
Call before you dig.



**EXHIBIT 6**

**NOT FOR CONSTRUCTION**

DESIGNED BY <b>OSBORN CONSULTING, INC.</b> 1800 112th Ave NE, Suite 220E Ph (425) 451-4009 Bellevue, WA 98004 Fax (425) 451-4501	DRAWN BY <b>OSBORN</b>	CHECKED BY <b>OSBORN</b>	DATE 1-14-2014	SUNSET TERRACE DEVELOPMENT RENTON, WASHINGTON		SITE REVIEW PLAN		DATE 1-14-2014	
				NO.	DATE	REVISION	BY	SCALE 1"=20'	SHEET 1 of 4



**Full Document  
Available upon Request**

# **SUNSET AREA COMMUNITY PLANNED ACTION**

**FINAL NEPA/SEPA ENVIRONMENTAL IMPACT STATEMENT • VOLUME 1 • APRIL 2011**



Issued by:  
**City of Renton**  
NEPA Responsible Entity and  
SEPA Lead Agency

## **EXHIBIT 7**

Prepared in partnership with:  
**Renton Housing Authority**

RENTON. AHEAD OF THE CURVE.

City of  
**Renton**

Community & Economic Development





CITY OF RENTON, WASHINGTON

ORDINANCE NO. 5740

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, ESTABLISHING A  
PLANNED ACTION FOR THE SUNSET AREA PURSUANT TO THE STATE  
ENVIRONMENTAL POLICY ACT.**

THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS  
FOLLOWS:

**SECTION I. Findings.** The Council finds as follows:

A. The City is subject to the requirements of the Growth Management Act, RCW 36.70A ("GMA") and is located within an Urban Growth Area;

B. The City has adopted a Comprehensive Plan complying with the GMA, and has amended the Comprehensive Plan to address transportation improvements and capital facilities specific to the Sunset Area;

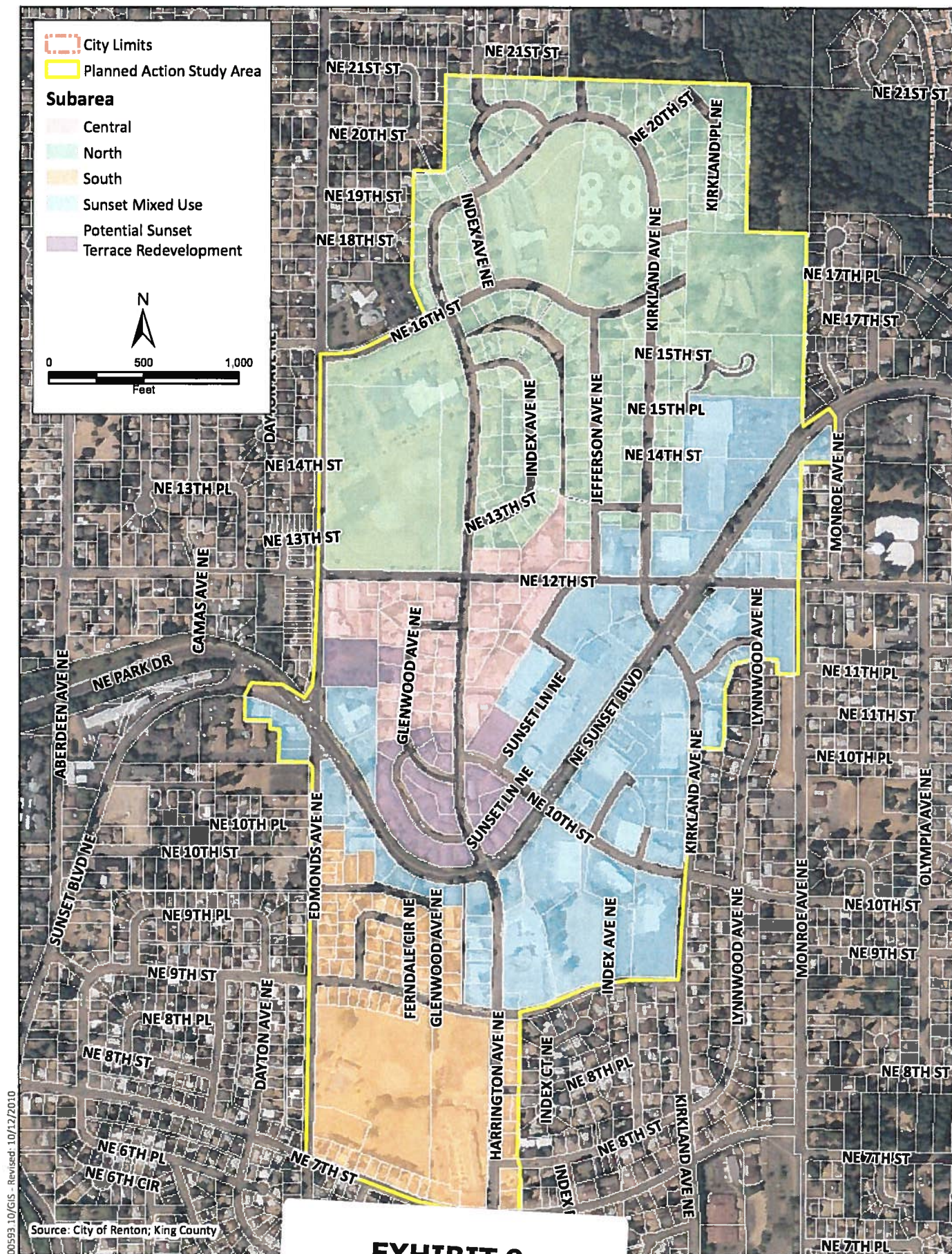
C. The City has adopted a Community Investment Strategy, development regulations, and design guidelines specific to the Sunset Area which will guide growth and revitalization of the area, including the Sunset Terrace public housing project;

D. The City has prepared an Environmental Impact Statement (EIS) for the Sunset Area, supplemented by an addendum, that addresses the probable significant environmental impacts associated with the location, type, and amount of development anticipated in the Planned Action area;

E. The mitigation measures identified in the Planned Action EIS, and attached to this ordinance as Attachment B, together with adopted City development regulations, will

**EXHIBIT 8**





## EXHIBIT 9

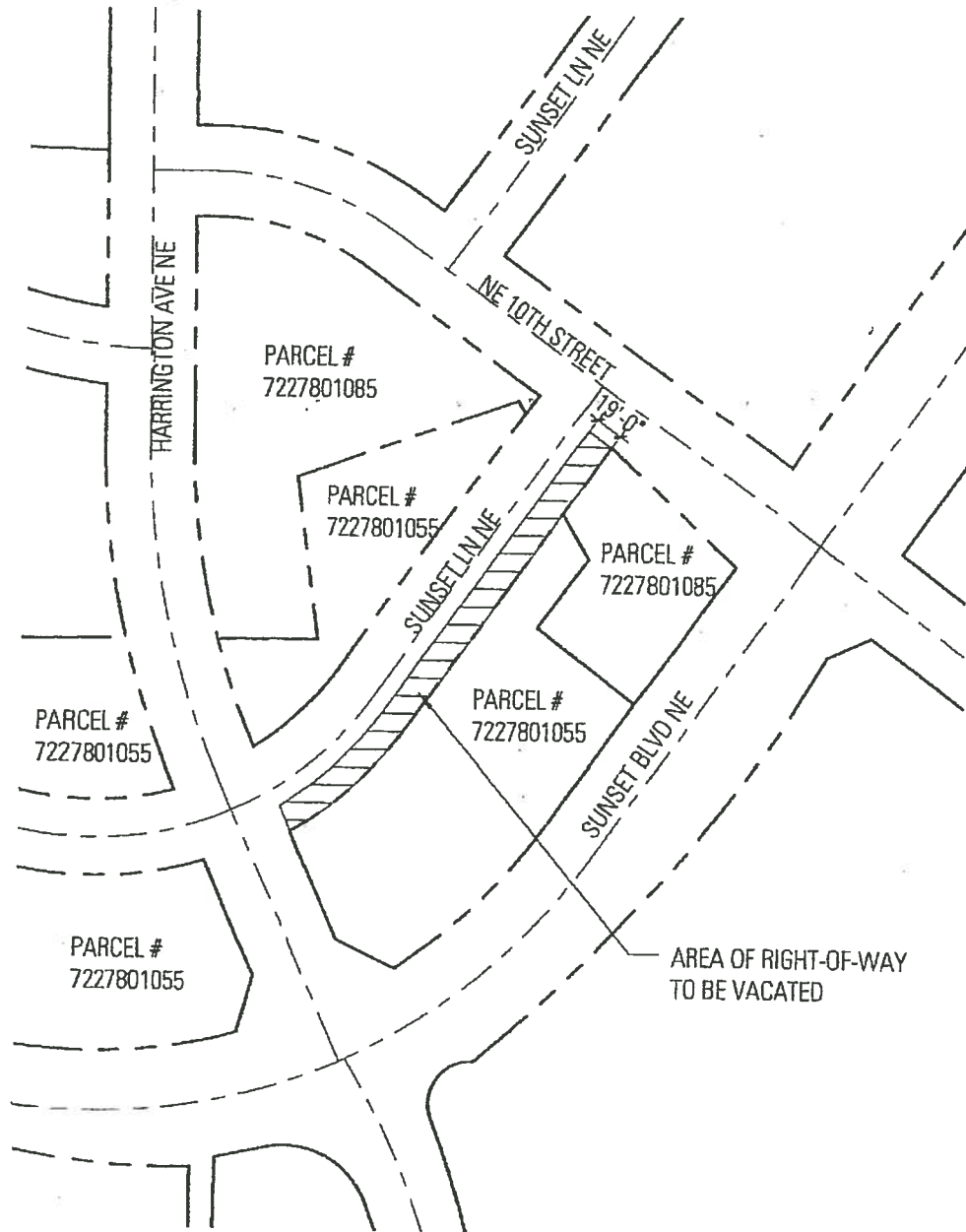


## Attachment B: Sunset Area Community Planned Action EIS Mitigation Measures

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1 VACATION AREA MAP EXHIBIT  
1" = 100'-0"



schemata  
workshop

RHA - STREET VACATION  
RENTON, WA

Project Number 1317

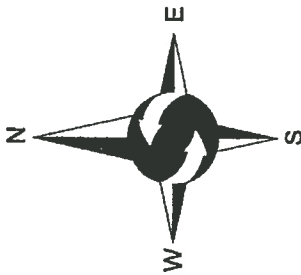
04/15/2013

VACATION AREA MAP EXHIBIT

EXHIBIT B

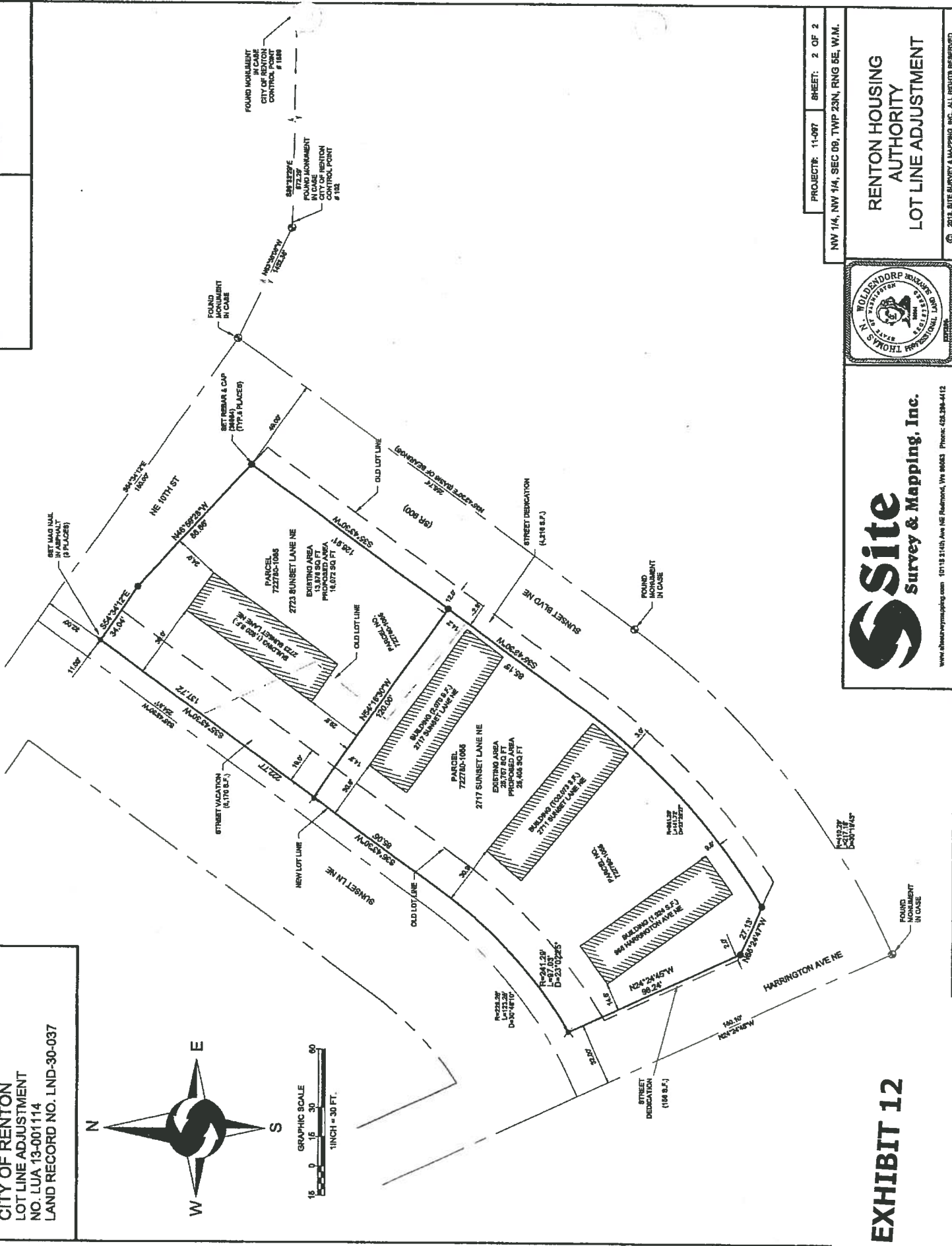


CITY OF RENTON  
LOT LINE ADJUSTMENT  
NO. LUA 13-001114  
LAND RECORD NO. LND-30-037



RECORDING NO.

VOL/PAGE



PROJECT: 11-087 SHEET: 2 OF 2

NW 1/4, NW 1/4, SEC 09, TWP 23N, RNG 05E, W.M.



**Site**  
Survey & Mapping, Inc.

www.siteandsurvey.com 10115 314th Ave NE Redmond, WA 98053 Phone: 425.334-4112

**EXHIBIT 12**

RENTON HOUSING  
AUTHORITY  
LOT LINE ADJUSTMENT

© 2014 SITE SURVEY & MAPPING, INC. ALL RIGHTS RESERVED.

## DENSITY TRANSFER AGREEMENT

THIS DENSITY TRANSFER AGREEMENT ("Agreement") is entered into as of November 2, 2015 (the "*Effective Date*") by and between COLPITTS SUNSET, LLC, a Washington limited liability company ("*Developer*") and the CITY OF RENTON, a Washington municipal corporation (the "*City*"). Developer and the City are from time to time referred to herein individually as a "*Party*" and collectively as the "*Parties*".

### RECITALS

A. Developer owns that certain parcel of real property located in the City of Renton, King County, Washington, and identified as "*Phase 1*" on the site plan attached as Exhibit A to this Agreement (the "*Site Plan*").

B. The City owns the parcel adjacent to Phase 1 and identified on the Site Plan as the "*KCLS Parcel*" and has leased the KCLS Parcel to the King County Rural Library District for development of a library on the KCLS Parcel.

C. Developer intends to construct a mixed use project on Phase 1 and Developer may acquire the parcels identified on the Site Plan as "*Phase 2*" and "*Phase 3*" for development of additional mixed use projects (each a "*Project*" and collectively, the "*Projects*"). The Phase 1 Project will be built with setbacks as shown on the attached Exhibit B.

D. Developer desires to increase the allowable density of residential units, if feasible, above the density currently permitted under RMC 4-2-120.A in connection with the Phase 1 Project and the possible future Phase 2 and Phase 3 Projects.

E. The City recognizes Developer's contributions to the Renton community, and Developer recognizes the long-term business benefits arising from construction of the Projects and the City's willingness to accommodate the development of the Projects under the terms of this Agreement.

### AGREEMENT

NOW, THEREFORE, in consideration of the terms and conditions of this Agreement, and the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Term. The term of this Agreement shall commence on the Effective Date and shall expire on November 2, 2020. Should the Phase 1 building construction be completed and a final certificate of occupancy be obtained, the Density Transfer Fee be paid for the Phase 2 building, and a building permit obtained for the Phase 2 building, the City will extend this Agreement for a term to allow the completion of the Phase 2 building and the Phase 3 building, but in no event beyond November 2, 2025.

2. Density Fees. Developer may, in its sole discretion, increase the number of allowable residential units for each Project in return for payment to the City of a fee in the


DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



M E M O R A N D U M

DATE: January 11, 2016

TO: Rocale Timmons, Senior Planner

FROM: Brianne Bannwarth, Development Engineering Manager 

SUBJECT: Traffic Concurrency Test – Sunset Terrace Development - Building 1;  
File No. LUA 15-000159

The applicant is requesting an Administrative Site Plan Review for the construction of a 6-story mixed-use building containing 110 residential apartment units and 2,078 square feet of commercial space. The subject site is located on the east side of Harrington Ave NE, Between Sunset Boulevard NE and Sunset Lane NE, and is a phase of a larger Renton Sunset Terrace redevelopment Master Site Plan (LUA10-052 and LUA14-001475). The vacant 26,320 square foot site is located within the Center Village (CV) zoning classification.

The proposed development would generate approximately 1,338 (790 for Apartments and 548 for Shopping Center) net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 73 net new trips (21 inbound and 52 outbound). During the weekday PM peak hour, the project would generate approximately 123 net new trips (72 inbound and 51 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON

RE: Renton Sunset Terrace  
Redevelopment Master Site Plan  
  
Site Plan, Conditional Use Permit  
  
LUA14-001475, SA-M, CUP

FINAL DECISION

SUMMARY

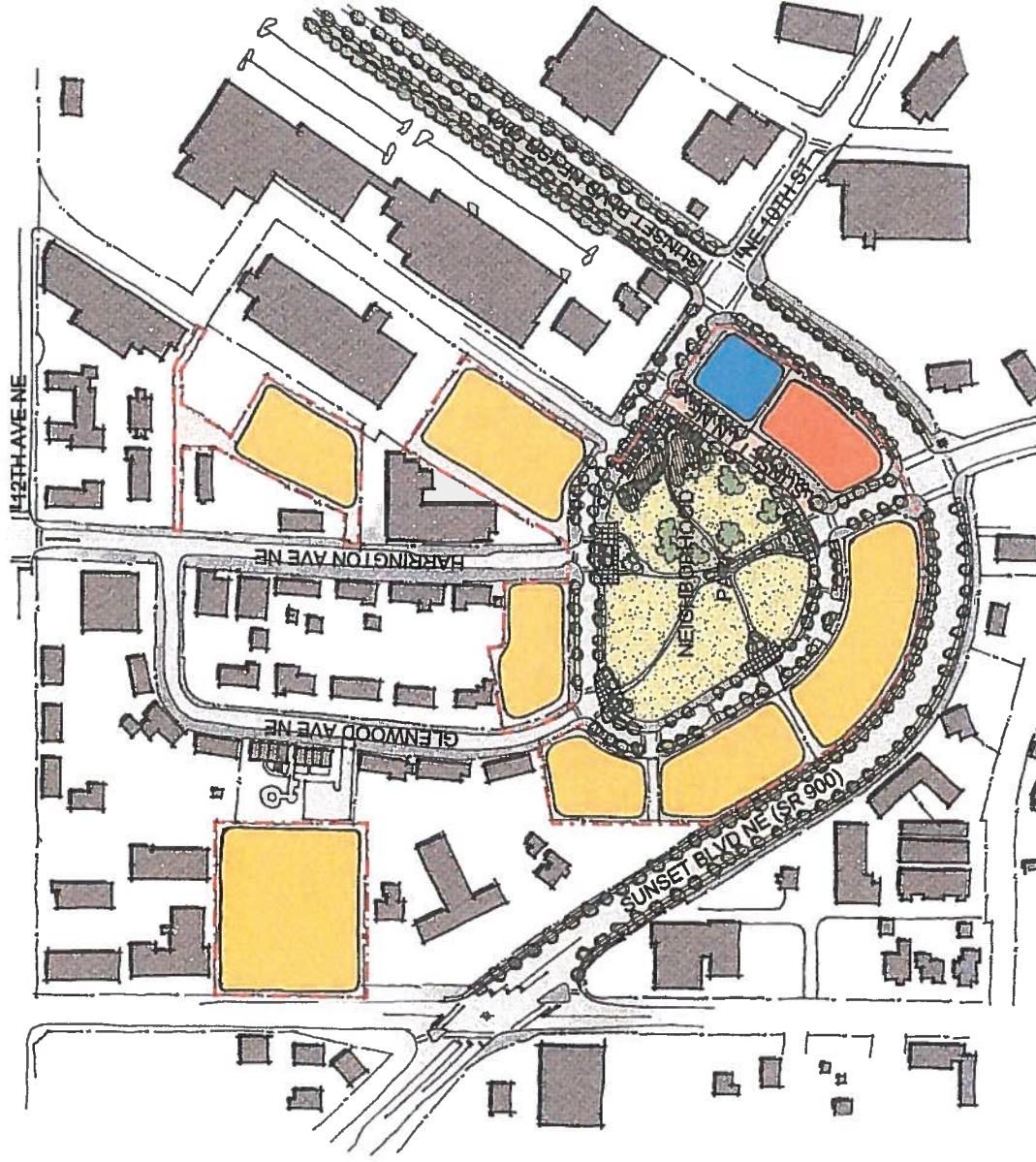
The City has requested Master Site Plan review and a Conditional Use Permit to modify the Sunset Terrace Redevelopment Area by adding 90 additional residential units, increasing the height limit and lot coverage requirements and reducing setbacks. The City has also requested a change in the vesting timeline. The Master Site Plan Review and Conditional Use Permit are approved with conditions. The 10 year expiration request is granted.

TESTIMONY

Rocale Timmons, senior planner, described the history of the project and the progress to date. She described the site characteristics and the revisions being requested for this process. Ms. Timmons stated since 2011, there have been some entitlements of land uses. The City and its partners have reevaluated the original Master Site Plan since the 2011 approvals of the Planned Action Ordinance and issuance of the FEIS. The preferred alternative was Alternative 3 from the FEIS. The City and its partners are requesting several changes to the preferred alternative including the addition of 90 more residential units, increased building heights, reduced setbacks, increased lot coverages and reclassification of local streets. In return, the City will be able to expand the proposed public park to 3.2 acres.



# Sunset Terrace Master Site Plan



- KEY**
- RESIDENTIAL
  - MIXED-USE
  - COMMUNITY
  - SITE AREA

RENTON SUNSET AREA MSP

**EXHIBIT 16**

DECEMBER 04, 2014

0' 100' 200' 400'

**MITHUN**

BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON

RE: Renton Highlands Library

Conditional Use, Site Plan, Variances  
and Modifications

LUA13-001720, CU-H, VAR, VAR,  
MOD

FINAL DECISION

**Summary**

The King County Library System (KCLS), is requesting Hearing Examiner Site Plan Review, a Hearing Examiner Conditional Use Permit, Civic Entry Orientation Variance, Lot Coverage Variance, a parking modification, a refuse and recycle modification and reductions of ten foot side and front yard setbacks to zero feet for the construction of a new 14,479 square foot public library at the intersection of NE 10<sup>th</sup> St and NE Sunset Boulevard. The applications are approved subject to conditions.

**Testimony**

Rocale Timmons, Senior Planner, stated that the site is bordered by Sunset Ln NE, Sunset Blvd NE, and NE 10th Street. The proposed library will be 14,000sqft located on a 16,000sqft site in the CV Comprehensive Plan designation and zoning classification. The surrounding uses include multi-family residential, a gas station, and a Safeway store. There are two existing structures on site which will be demolished prior to construction of the library. The library will be accessed via Sunset Lane NE. The new library includes associated parking, landscaping, and infrastructure. The proposal includes 47 parking stalls. The proposed structure would have a height of 27ft at its tallest point. There will be 90 percent lot coverage. Aspects of the design were incorporated to accommodate a future mixed-use retail development on Sunset Lane. The applicant is requesting





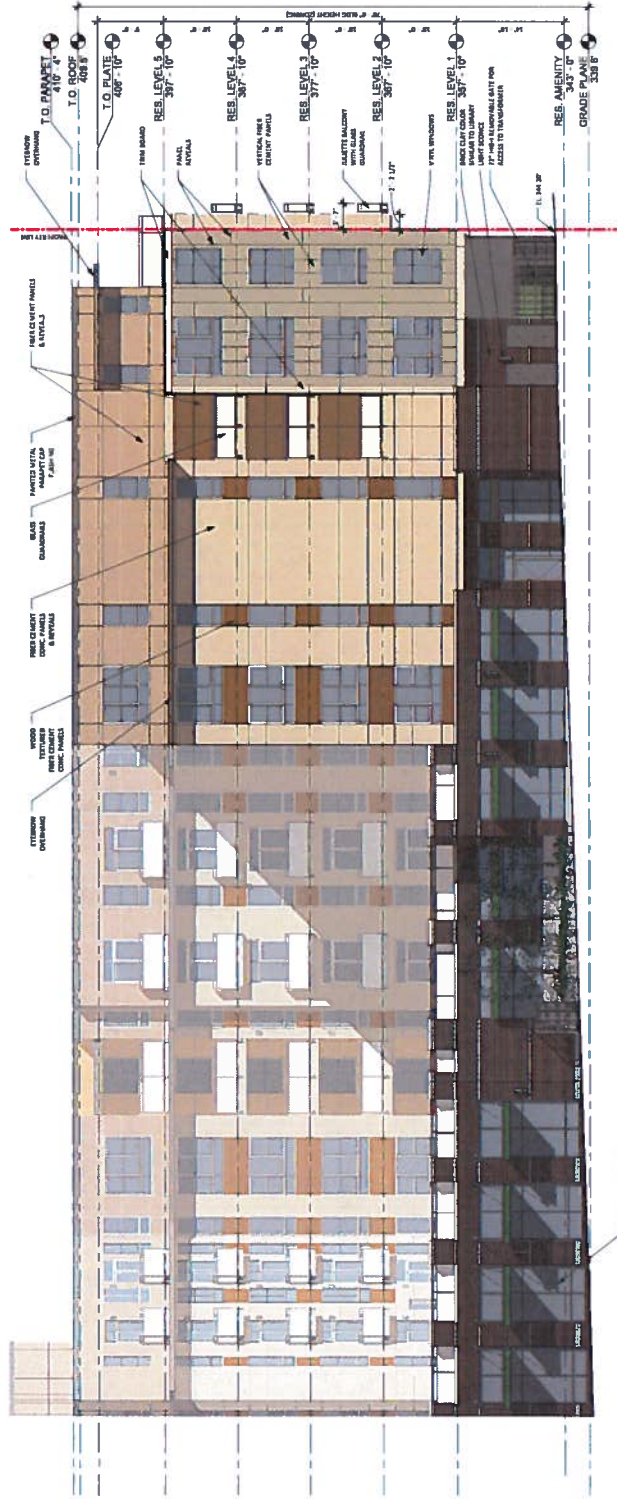








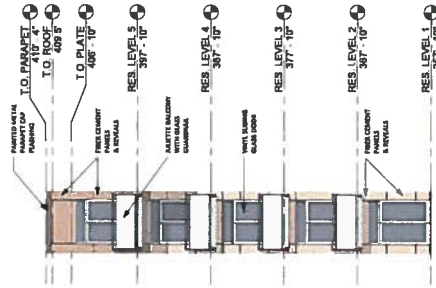
2  $\frac{1}{16}'' = 1'-0''$  SOUTHEAST/EAST ELEVATION- SUNSET BLVD NE



1 EAST ELEVATION-SUNSET BLVD NE  
110° = 1'-0"



3 COURTYARD-SOUTH ELEVATION SUNSET BLVD NE  
1/8" = 1'-0"



1 COURTYARD-NORTH NOOK SUNSET BLVD NE 1/8" = 1'-0"



4  $\frac{1}{8"} = 1'-0"$  COURTYARD-WEST ELEVATION SUNSET BLVD NE



2 COURTYARD-NORTH SUNSET BLVD NE  
1/8" = 1'-0"





630 182th Ave. N.E.  
Suite 303  
Bellevue, WA 98004  
T 425.401.6828  
F 425.401.0830

## EXERCISES